



Ashtabula County Port Authority

91 North Chestnut Street, Jefferson, Ohio

440-576-6069

January 22, 2014

Environmental Management Support, Inc.
Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910
Phone: (301) 589-5318

Dear Mr. West:

The Ashtabula County Port Authority is excited to submit to you a USEPA Brownfield Coalition Assessment grant application for consideration for 2014 funding. The following information is provided per the application guidelines:

- a.. Applicant Identification:** Ashtabula County Port Authority
25 West Jefferson Street
Jefferson, Ohio 44047
- b. Applicant DUNS number:** 831190512
- c. Funding Requested:**
- i Grant Type: Assessment
 - ii. Amount: \$600,000
 - iii. Contamination: \$440,000 Hazardous Substance
\$160,000 Petroleum
 - iv. Coalition
- d. Location:** Ashtabula County
City of Geneva
- e. Site Specific:** Not Applicable
- f4. Contacts: Project Director:** Mr. Sean Ratican
Executive Director
91 North Chestnut Street
Jefferson, Ohio 44047

Ph (440) 576-6069
e-mail sratican@acpaohio.org

Chief Executive: Mr. Rob Schimmelpfennig
President
91 North Chestnut Street
Jefferson, Ohio 44047
Ph (440) 576-6069

g. Date Submitted: January 22, 2014

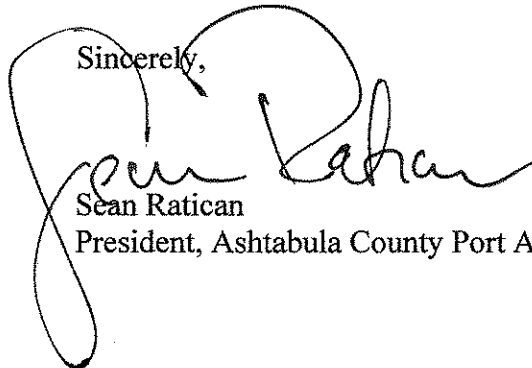
h. Project Period: Three years from the date of the cooperative agreement

i. Population: Ashtabula County - 101,497 (2010 US Census)
City of Geneva – 6,215 (2010 US Census).

j. Special Consideration: See Attached

We appreciate the opportunity to work with USEPA as our partner in brownfield redevelopment. Thank you for your support of our application.

Sincerely,

A handwritten signature in black ink, appearing to read "Sean Ratican", with a large, stylized loop at the end.

Sean Ratican
President, Ashtabula County Port Authority

Ranking Criteria for Assessment Grants

1. Community Need (45 points)

a. Targeted Community and Brownfields (20 points)

i. Targeted Community Description (5 points)

Ashtabula County, Ohio, the largest county in Ohio in area, encompasses approximately 702.7 square miles of land and is located in the northeast corner of the state. Its entire northern border runs along the Lake Erie shore. After World War II, the County was flourishing in the plastics, steel, and heavy metals industries, particularly supplying the automobile industry. **At one time, Ashtabula County industry made more plastics than any other place in the U.S. on a per capita basis.** Products range from auto parts and household appliances to cooking utensils and computers.

The names were Rockwell International. Union Carbide. Ashland Chemicals. General Electric. Inland Containers. Linde Air Products. Elkem. BUT, in the flash of a decade (2001 – 2010), they were all gone. Once the heart of the chemicals and plastics industry, Ashtabula County, Ohio has seen most of its cornerstone manufacturing companies leave the County or go out of business altogether. **Today, Ashtabula County faces the challenge of identifying ways to redevelop more than 1,000 acres of land, mostly in one location, which was once bustling industrial space, but now sits dormant.** This USEPA Brownfield Assessment Coalition grant is part of our plan to assess 15 to 20 brownfield properties targeting over 1,000 acres in two major brownfield target areas of our community, so that we can understand the environmental liabilities to work toward brownfield redevelopment and repurposing of these key properties in our County. The following describes our two brownfield target areas.

1,000-acre Industrial Area: This area started primarily as the Union Carbide facility. The complex spanned nearly 700-acres and **employed almost 2,000 workers following World War II** and up until June 1981. As Union Carbide grew its production, suppliers and competitors moved into the acreage next door – creating an industrial district that spanned from the lake front almost 1 mile inward, and more than 3 miles wide. Then in 1981 Union Carbide started selling off individual plants and separated off parcels of land. This disinvestment subsequently impacted surrounding property owners and businesses which either closed down or moved their operations to other states. The area was devastated. It became one very large brownfield area, covering **over 1,000 acres in desperate need of cleanup, infrastructure repair and replacement**, protection of Lake Erie, and a redevelopment strategy. We estimate that there are 8 to 10 relatively large brownfield properties, which in the prime years of production employed over 2,000.

State Route 20 Corridor: This target area covers approximately 14.7 miles – **a key stretch of land on what was the primary east west access route from Cleveland to Buffalo** long before the Interstate was constructed. Our target area runs through the City of Geneva and heads east through Ashtabula Township. It covers mostly commercial and light industrial brownfield properties, including several former gas stations. We estimate that 10 to 12 brownfield sites are located in this corridor, 20 to 40 acres.

ii. Demographics Information (5 points)

Over the last 30 years, the population of Ashtabula County has been stagnant at best, as we have lost almost 3% of our population, from 104,215 in 1980 to 101,345 in 2010 (US Census). Ashtabula County continues to experience higher than state averages in unemployment and lower than state averages in median household income. **During the 2000 – 2009 recession, Ashtabula County lost 12.7% of its jobs, which ranked 16th of the 88 Ohio Counties in job losses** (Economic Indicators, George Zeller, February 2009). This is particularly troubling to our ailing workforce, when you combine that with the percentage of **Ashtabula County residents having a college bachelor's degree is about half that of the state 12.9% versus 24.7%** (US Census 2010). It is even lower than the state of West Virginia (18.5%),

which ranks last in the nation. The table below summarizes where the County stands on demographics versus Ohio and the US.

		"1,000 Acre" Target Area	"State Route 20 Corridor" Target Area					
	County	Ash. Twp	Saybrook Twp	Geneva Twp	Geneva City	Ashtabula City	State	National
Population:	101,262 ³	20,965	9,823	11,106	6,227	19,144	11,53,561 ¹	309,138,711 ¹
Unemployment:	9% ²	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	7.4% ²	7.0% ²
Poverty Rate:	18% ¹	30.5% ¹	12.3% ¹	18.2% ¹	15% ¹	32% ¹	15.4% ¹	14.9% ¹
Percent Minority:	6.8% ¹	13.3% ¹	3.9% ¹	6.8% ¹	8.2% ¹	13.8% ¹	17% ¹	25.8% ¹
Educational Attainment High School graduate	45.6% ¹	47.9% ¹	40.1% ¹	43.5% ¹	44% ¹	46.9% ¹	34.9% ¹	28.2% ¹
Per Capita Income	\$20,135 ¹	\$16,533 ¹	\$23,911 ¹	\$19,006 ¹	\$19,160 ¹	\$16,326 ¹	\$25,857 ¹	\$28,051 ¹
Home Owner Occupied	72.6% ¹	54.3% ¹	77.6% ¹	68% ¹	65.7% ¹	53% ¹	68% ¹	65.5% ¹
Median Household Income:	\$41,075 ¹	\$28,981 ¹	\$48,576 ¹	\$36,563 ¹	\$39,097 ¹	\$29,041 ¹	\$48,246 ¹	\$53,046 ¹

1. Data is from the 2008-2012 American Community Survey

2. Data is from the 2009 Ohio Department of Job and Family Services <http://jfs.ohio.gov/>

Ashtabula County trails behind the national average when it comes to home ownership, which explains why we have a higher percentage than the national average of individuals who are renting. Many individuals obviously just don't have the capacity or ability to afford or maintain a home. This is troubling when the median value of an owner occupied home in Ashtabula County is only \$108,000. The November 2012 HUD statistics on Ashtabula County show of the 43,060 residential homes, 1,668 of those properties are in foreclosure. Another alarming statistic is the total 90-day vacant residential addresses are at 2,773.

iii. Brownfields (5 points)

The Coalition has 2 targeted brownfield areas, described above, with the top priority sites summarized in the table. This table demonstrates the size of the brownfield sites and the potential health issues plaguing our residents for decades. **As you can see, the 1,000-acre target area has very large brownfield sites with heavy historic industrial activity, there may be as many as 8 to 10 sites.** The other target area, State Route 20 Corridor, has smaller and more brownfields, maybe as many as 12, which dot the corridor, creating blight, health and safety issues, and an eyesore to the residents and travelers along the corridor.

Target Area	History	Suspected Contaminant	Health Issues
1,000-Acre Industrial			
ESAB - 48 acres	Former Union Carbide, RR tank car maintenance	VOCs, PAHs, PCBs, metals, asbestos	Respiratory, cancer
ELKEM - 562 acres	Former Union Carbide	VOCs, PAHs, PCBs, metals	Respiratory, cancer, nerve, liver damage
Plant C - 24 acres	Former First Energy Power Plant	VOCs, PAHs, PCBs, metals, asbestos	Respiratory, cancer, nerve, liver damage
Reserve Environmental Services - 218 acres	Waste storage, reclamation, lagoons.	VOCs, PAHs, PCBs, metals	Respiratory, cancer, nerve, liver damage
Pinto - 80 acres	Former Union Carbide	VOCs, PAHs, PCBs, metals	Respiratory, cancer, nerve, liver damage
First Energy Plant A - 118 acres	Former coal fired power plant	VOCs, PAHs, PCBs, metals, asbestos	Respiratory, cancer, nerve, liver damage
SR 20 Corridor			
Abandoned Gas Station - .3 acres	Abandoned gas station	VOCs, PAHs, metals	Respiratory, cancer
Hamilton Plaza - 8 acres	Former commercial development	VOCs, PAHs,	cancer, nerve,
Benson's Gas Station - .5 acres	Retail gas station	VOCs, PAHs, metals	Respiratory, cancer
Abandoned Gas Station -.3 acres	Abandoned gas station	VOCs, PAHs, metals	Respiratory, cancer

iv. Cumulative Environmental Issues (5 points)

Since the 1940s, **approximately 19 industries have taken its toll on the watershed in Ashtabula County, specifically within our 1,000-acre target area, resulting in the Fields Brook Superfund site.** Fields Brook feeds into the Ashtabula River, entering Lake Erie, and the sediment and soil from the Fields Brook floodplain/wetlands area were contaminated with PCBs, chlorinated solvents and metals. The Fields Brook site was cleaned up in 2009, removing more than 24,000 tons of contaminated soil and re-routing and isolating Fields Brook from potentially contaminated floodplain soil. However, while the site itself was remediated, the source of the contamination has not been resolved and there is on-going remediation and monitoring is still being conducted by one property owner. Extraction wells are recovering and treating contaminated groundwater. **Storm water is not allowed to be discharged without treatment. The legacy of the Fields Brook site continue today,** and the County needs to be prepared and equipped to take on further assessment and cleanup of properties, if additional contamination surfaces during redevelopment of this brownfield area.

b. Impact on Targeted Community (15 points)

The environmental and health issues contributed by the County's two target brownfield areas are troubling. Hazardous substances impacting soil and groundwater, the Ashtabula River, and Lake Erie have been documented in studies performed throughout Ashtabula County (<http://www.ens-newswire.com/ens/jun2006/2006-06-05-05.asp>). According to the "Cancer Incidence and Mortality Among Ohio Residents 2003-2007" dated February 2011, shows that **Ashtabula County has the 4th highest incidence of cancer among 88 counties in Ohio.** The cancer mortality rate for all sites combined is higher in Ashtabula County (211.3 per 100,000), compared to the United States (189.8) (Ohio Cancer Incidence Surveillance System, Ohio Department of Health, 2008). **In addition, Ashtabula County is among the top 18 counties out of 88 in Ohio with the highest percentage of asthma incidences.**

Ashtabula County also has a **large percentage of sensitive populations.** For example, 18% of the County's residents live in poverty compared to 15.4% for Ohio. To emphasize the correlation even further, **our 1,000-acre target area has a poverty rate of 30.5%,** which is double the rate for the United States, and nearly double the rate of Ohio. (2008-2012 American Community Survey). Approximately 23,000 people live within 1 mile of that 1,000-acre target area. **Of those meeting the criteria for living in poverty 44.1% within Ashtabula Township (30.1% for Ohio) are from families with a female-householder, no husband present.** In addition, they have the second lowest percentage of homeownership, lowest per capita income and second lowest median income. (2008-2012 American Community Survey). There is also a **relatively high aging population, as 15.6% of the population of Ashtabula County is over 65,** compared with only 14.1% for the State of Ohio (U.S. Census Bureau, 2010 population estimates).

Increased mortality rates are often found in sensitive populations such as lower income residents, who have lack of access to good health care, inadequate treatment, and/or because of high health care costs contribute to their late stage diagnoses of diseases. The Ohio Department of Health performed a study, "Cancers Associated with Overweight and Obesity, Ohio 2004 -2009 in which they stated studies have shown a relationship between obesity prevalence and socioeconomic status (SES) measured as educational attainment or income. This study tracked obesity incidence within all of Ohio's 88 counties, **Ashtabula's obesity rate increased 7% over this five-year period from 24% to 31%.**

A State of Ohio Sport Fish Consumption Advisory has been in place for a section of the Ashtabula River, which borders the 1,000-acre target area. This area included a Superfund Site, Fields Brook, which had dumping and discharges of PCBs and mercury materials to the river. **Fish consumption advisory signs are in place, posted by the Ohio Department of Health.** (Fields brook 2nd, 5-year review), although most of the sediment in the Ashtabula River has remediated through USEPA orders.

c. Financial Need (10 points)

i. Economic Conditions (5 points)

Ashtabula County's financial resources are shrinking putting us in a serious bind to take on the challenge of brownfields alone, particularly since the State of Ohio's budget for 2012 and 2013 **cut local government aid by a billion dollars** (<http://www.policymattersohio.org/ashtabula-county>). The state cut the Local Government Fund forcing Ashtabula County to make cuts to jurisdictions within the County. The state also cut direct funding to municipalities, and slashed reimbursements for taxes, taxes that businesses and utilities had paid to local governments. **This means cuts in services we depend on from road repair and emergency services to crossing guards, senior transportation and child protective services.** All of these factors have put a huge strain on running our County and municipal governments. Therefore, **Coalition members do not have the financial resources** to tackle brownfield issues alone, and have pooled resources to address brownfields. This \$600,000 environmental assessment grant will be one of the infusions we need to restore the economic and public health of our County.

ii. Economic Effects of Brownfields (5 points)

There have been severe economic effects to our County which is putting us at an economic disadvantage. Within our 1,000 acre industrial target area, the **County has drawn interest in several of the sites only to lose potential job creation situations.** In the last two years, we have seen five potential companies looking to invest more than \$100 million each within the 1,000 acre target area. Each company has seen the geographic advantages of our County as we are within an hour of Youngstown, Cleveland and Erie, have two deep-water ports, and existing infrastructure. **However, each potential new company has backed away from the County when the financial hurdle of redeveloping these brownfields makes the project financially untenable.** As a result, Ashtabula County has the dubious distinction as having the lowest per capita (\$19,218) income and median household income (\$38,762) of any Ohio county on the lakeshore, according to US Census data. It is a per capita that has consistently trailed that of the state and nation, and the gap is widening. According to U.S. Bureau of Census, Labor Statistics, Economic Analysis, the **County also has the second highest poverty rate of the same region.** Not surprisingly, Ashtabula County has the **highest percentage of births paid for by Medicaid, highest percentage of Medicaid payments** to personal income of any lakeshore county (Ohio Dept. of Job & Family Services Statewide Medicaid report).

In addition, the County was left with numerous unskilled workers, because many had left to find work. The qualifications for most manufacturing jobs that were lost did not require a college education, therefore now there is a **gap in the skills of the unemployed** needed to fill the jobs of tomorrow. This has left us with training and education gaps in our local workforce. **Only 12.9% of Ashtabula County residents have bachelor's degrees compared with 24.1% in the State of Ohio** (QuickFacts US Census 2010). This has put our residents at a huge disadvantage particularly with these economic conditions.

2. Project Description and Feasibility of Success (50 points)

a. Project Description (25 points)

i. Project Description & How Aligns w/ Target Community's Land Use/Revitalization Plan (10 points)

This important brownfield assessment and redevelopment project for our County is under the auspices of the Ashtabula County Brownfield Coalition, which is comprised of the lead member, the Ashtabula County Port Authority, and Coalition members, the City of Geneva and Ashtabula County. The project, which has been in development and implementation over the last 2 years, is a result of the Ashtabula County 2003 Comprehensive Land Use Plan, which is currently being updated through the County's Economic Development Steering Committee. Members of the Coalition are leading the Steering

Committee efforts. The anticipated outcomes of the Coalition based on grant outputs for the two brownfield target areas are as follows:

Task	Outputs	Outcomes
Site Inventory & Prioritization	Prioritize up to 25 sites for 2 target brownfield areas	<ol style="list-style-type: none"> 1. Cleanup 500 acres of brownfields posing health threats to residents and water supply - Ashtabula River, Lake Erie 2. Restore water supply to 200M gal/day to service all the industrial sector 3. Leverage \$3,000,000 in redevelopment of brownfields 4. Create 500 new jobs 5. Create 6 marketing ready sites 6. Create 1 mixed use land development
Phase I and II ESAs	Phase Is - 16; Phase IIs - 8	
Remedial Planning	RAPs - 7	
Community Involvement	At least 2 public meetings/year	
Programmatic	Meet USEPA reporting requirements	

The plan for economic development focuses on the abandoned manufacturing facilities, particularly the 1,000 acres located near Lake Erie, Ashtabula River and Ashtabula Harbor. Not only are there 1,000 acres of blighted land that needs to be cleaned up and redeveloped, but sitting right in the middle is an active water pumping station from a former coal fired power plant (First Energy Plant C). **The Coalition intends to use the water station as the cornerstone for the area's rebirth.** The Port Authority, which purchased the plant as part of brownfield redevelopment, is **upgrading the system to increase capacity from 20 million gallons per day to 200 million gallons per day, which will help retain the 1,000 jobs which rely on the water pumped through the facility, and have capacity to serve thousands more as we redevelop the area.** The groundbreaking ceremony for this water plant upgrade at the former First Energy Plant C was celebrated in September 2013. Creating shovel ready sites that are fed with an abundance of cheap, raw service water, and a water treatment system is the key. Most of these sites already have at least one rail spur serving it, if not more, and are intertwined with an upgraded electrical grid from the First Energy Plant C that is contiguous to the other brownfield properties.

The vision for these 1,000 acres is beginning to take hold, and the County sits on the cusp of a redevelop boom. The County's current largest employer, **located within the 1,000 acre target area, Cristal Global, has announced a \$50 million expansion.** One of their suppliers has followed suit, announcing an expansion to meet the needs of Cristal. Both of these plants sit on the outskirts of the former Union Carbide property. Between the two is an unidentified brownfield property, that if cleaned can be attractive to new companies that supply the chemical industry as it grows in Ashtabula County.

ii. Describe Project Management Approach to Ensure Completion within 3 Years (5 points)

One of our Coalition members, the City of Geneva, has past experience with a USEPA Brownfield Assessment grant. Geneva's project was successfully completed within the project period, primarily because **Geneva understood that the key to a successful brownfield assessment project was gaining access to sites in order to complete all the assessment activities in a timely manner.** Therefore, the lead Coalition member, the Ashtabula County Port Authority, has been developing site selection priority lists, meeting with these property owners, and beginning discussions about Phase I and II Environmental Site Assessments, and redevelopment of their properties to integrate into the County's Comprehensive Land Use Plan. **Having laid this groundwork, we have signed access agreements with some of the property owners, and have even began Phase I and Phase II work under Ohio EPA's Clean Ohio program.** We are essentially ready to go if this USEPA Assessment grant project is approved.

The City of Geneva, with its experience in a USEPA Brownfield grant, and the Port Authority with its experience with Clean Ohio, **have been through the procurement process with environmental**

contractors, understands the depth of experience with firms in the region, and can expedite the procurement of the contractors within 4 to 8 weeks of solicitation of firms. This will allow us to hit the ground running with the community kickoff meeting and preparation of the Quality Assurance Project Plan (QAPP), so we can initiate Phase I and Phase II work concurrent with site selection and prioritization.

iii. Site Selection (10 points)

Site selection will be a continuous, fluid process. The Coalition has set its site priorities based on the 2013 County Economic Development Steering Committee's Strategic Planning Sessions (updating 2003 County Comprehensive Land Use Plan). **We have already prioritized and selected sites based on attractiveness to the chemical industry** – larger acreage sites with existing infrastructure, proximity to rail and proximity to our existing infrastructure and water supply. **The chemical industry is reliant on abundant quantities and inexpensive water source – our advantageous benefit, 200M gallon plant the Port Authority has invested in to make it attractive to the chemical industry.** As with all sites, we will first establish the eligibility for the site. If the site is found eligible, other selection and prioritization criteria include ability to address and eliminate public health, safety, and environmental issues; eligibility with the Ohio EPA's Voluntary Action Program (VAP) for leveraged state cleanup money; the condition of existing infrastructure available for reuse; the potential redevelopment and job creation opportunities for the property, and the benefit to low and moderate income areas. This is an evolving and fluid process. Site selection and inventory is solicited, discussed and prioritized at every County Economic Development Strategic Planning Session, where Coalition members take the lead.

Access to properties can be challenging, particularly when the program was first started. We have already held private meetings with property owners to discuss assisting them in conducting Phase I and Phase II ESAs through USEPA or the Ohio's Clean Ohio grant program. We have access agreements with three of our largest sites, ESAB, ELKEM, and Plant C. Property owners can be skeptical, but we are working in a collaborative manner, and educating the property owner to the brownfield program and the advantages of performing the assessments through grants.

b. Task Description and Budget Table (20 points)

Task Description (15 points)

The proposed budget for this assessment grant focuses on evaluation of potentially contaminated sites within the target areas for the Coalition.

Task 1: Site Inventory and Prioritization: \$11,000

The Coalition will identify and prioritize potentially contaminated sites by the Ashtabula County Coalition and its Brownfield Task Force, with the help of an environmental consultant. As mentioned above, properties will be prioritized based on ability to address and eliminate public health, safety, and environmental issues; eligibility with the Ohio EPA's Voluntary Action Program (VAP); the benefit to low and moderate income areas, the condition of existing infrastructure available for reuse; and the potential redevelopment and job creation opportunities for the property. The estimated cost for this task is \$6,000 for hazardous substance sites and \$5,000 for petroleum sites. This involves inventory and prioritization, as well as preparation of an Inventory/Prioritization report. This report will be provided to the community for input, and will be updated as the program evolves and sites are added to the list. The Port Authority will create a GIS web-based site inventory that is hosted on the Port Authority website.

Task 2: Phase I and Phase II Environmental Site Assessments: \$477,000

The bulk of the grant funds will be spent on this assessment task. All assessment work will be overseen by an Ohio EPA Voluntary Action Program Certified Professional. After U.S. EPA site eligibility determination and prioritization by the Brownfield Taskforce, sites will undergo Phase I ESAs to meet U.S. EPA's All Appropriate Inquiry standards, and may also be completed to meet the Phase I requirements under Ohio EPA's Voluntary Action Program (VAP). By meeting the VAP standards, these sites will be eligible to

leverage additional assessment and cleanup funding through the Ohio Development Services Agency's Clean Ohio Funds, which is the State of Ohio's brownfield grant program for assessment and cleanup. **For Phase I ESAs, it is estimated that 10 hazardous substance sites (average size 20 acres), at an average cost of \$6,000 (\$60,000), and 6 petroleum sites (corner gas station size) at an average cost of \$3,500 (\$21,000) totaling \$81,000 will be performed.**

It is estimated that 5 of the Phase I ESA hazardous substance sites will need Phase II ESAs at an average cost of \$60,000 per site (\$300,000), and 3 of the petroleum sites will need a Phase II ESA at an average cost of \$30,000 per site (\$90,000), totaling \$390,000. Prior to beginning any Phase II Assessment work, the environmental consultant will develop a Quality Assurance/Quality Control Project Plans (QAPP) for U.S. EPA's approval, at an estimated cost of \$6,000. In addition, the consultant will also develop site specific Sampling and Analysis Plans (SAP) for U.S. EPA approval, and a site specific Health and Safety Plans (HASP) will also be prepared prior conducting any field work. The estimated costs for the SAPs and HASPs are included in the Phase II cost estimate above. Therefore, the total cost of this assessment task is Phase I \$81,000 + Phase II \$390,000 + QAPP \$6,000 = \$477,000.

For the hazardous substance sites, Phase II work will be completed to meet the ASTM-1903-97 standard and also follow Ohio EPA's Voluntary Action Program guidance and cleanup standards. For the petroleum sites, the Phase II work will be completed to meet requirements of ASTM-1903-05, and in accordance with Ohio's Bureau of Underground Storage Tank Regulations (BUSTR).

Task 3: Remedial and End Use Planning: \$70,000

After Phase II Assessment completion, it is estimated **5 hazardous substance sites and 2 petroleum sites will need remedial action planning and coordination with site redevelopment.** The planning for each site is estimated to be \$10,000, and include a remedial action plan (RAP) for evaluating the alternatives and costs for cleaning up each site. In addition, the planning will include working with the potential property owner or developer to integrate remedial alternatives with redevelopment of the property. These RAPs will also be used to pursue cleanup funds from U.S. EPA and the Ohio Development Services Agency Clean Ohio Funds (up to \$1,000,000) to leverage the U.S. EPA brownfield assessment grant funding.

Task 4: Community Outreach: \$16,000

Funds for this task will be used to promote the Coalition's brownfield redevelopment program at community events and meetings, to develop community-relations strategies, and to prepare/distribute informational materials (\$4,000 materials). It is estimated that the environmental consultant will cost \$12,000 for meetings over the 3-year period of the grant. The Coalition will work cooperatively with the Brownfield Task Force to update citizens of our proposed project and to keep them updated of our progress throughout grant implementation. It is estimated that community meetings will be held semi-annually, with other meetings being held during certain milestones of the brownfield grant program.

Task 5: Programmatic Costs: \$26,000

For this task, \$26,000 is being requested, \$14,000 in staff time (400 hours at average \$35/hour) for leading meetings, managing the site selection and prioritization process, review and evaluation of reports and document submittal for USEPA required reporting (i.e., quarterly and annual progress reports), and oversight by the environmental consultant (\$6,000) for technical and quality assurance/quality control issues. Funds are also being requested for travel expenses (\$6,000) for two to three members of the Coalition to attend the national brownfield conference and regional brownfield conferences.

Budget Table (5 points)**Hazardous Substance Assessment Budget**

Budget Categories	Task 1	Task 2	Task 3	Task 4	Task 5	Total
	Site Inventory and Prioritization	Site Assessments	Remedial and End Use Planning	Community Involvement	Programmatic Costs	
Personnel - H					\$7,000	\$7,000
Personnel - P					\$7,000	\$7,000
Travel - H	--	--	--	--	\$3,000	\$3,000
Travel - P					\$3,000	\$3,000
Supplies -H	--	--	--	\$2,000		\$2,000
Supplies - P				\$2,000		\$2,000
Contractual -H	\$6,000	\$363,000	\$50,000	\$6,000	\$3,000	\$428,000
Contractual -P	\$5,000	\$114,000	\$20,000	\$6,000	\$3,000	\$148,000
SubTotal H	\$6,000	\$363,000	\$50,000	\$8,000	\$13,000	\$440,000
SubTotal P	\$5,000	\$114,000	\$20,000	\$8,000	\$13,000	\$160,000
TOTAL GRANT	\$11,000	\$477,000	\$70,000	\$16,000	\$26,000	\$600,000

c. Ability to Leverage (5 points)

The Coalition has been able to leverage the following sources for brownfield funding:

\$1.55 million US Economic Development Administration grant. This is for the renovation and preservation of the water distribution system located in the 1,000-acre brownfield target area. It will restore water pumping capacity to 200 million gallons/day from 23 million gallons/day.

Cristal Global, Inc. and Praxair, Inc. ~\$2,000,000 Private Investment. Cristal and Praxair have committed to contributing approximately \$2,000,000 as matching funds to EDA grant, which will include replacing sections of the water supply lines, and replacement of 4 water pumps and motors.

\$500,000 Ohio Department of Development Industrial Site Improvement Fund grant. This grant was also used to remediate and improve the conditions of the water supply system. A security system was installed, building improvements made, and the roof replaced. The majority of grant funds were used to clean one of the water intakes. The grant was completed December 31, 2011, and almost \$4,000,000 in local/private investment was committed. This project helped retain 850 full-time jobs.

\$3,000,000 Clean Ohio Revitalization Fund (CORF) grant. This Ohio Department of Development (now known as the Ohio Development Services Agency) grant was used to abate asbestos from inside the multi-storied former FirstEnergy electric power plant (Plant C site) as well as soil remediation surrounding the facility within the 1,000 acre brownfield target area. All cleanup is completed.

Co-recipient of \$50,600 Coastal Management Grant with the Ashtabula County Commissioners. The coastal management grant is complete, and has resulted in the establishment of a collaborative and inter-governmental process being used in the development of a county coastal development plan.

\$2,149,700 Neighborhood Stabilization Program. The County successfully managed this program to demolish and redevelop blighted properties throughout the County.

\$24,500 Ashtabula County Port Authority In-Kind Services. The Port Authority will provide staff time to support community outreach, site selection, and required reporting, such as quarterly reports and ACRES.

3. Community Engagement and Partnerships (35 points)

a. Plan for Involving Community/Stakeholders & Communicating Project Progress (15 points)

The Coalition is excited about our brownfield project, the progress we have made, and the steps to ramp up our efforts to evaluate, clean up and redevelop the two major brownfield target areas in the County. **We have been getting our residents, property owners and business community excited about the project also.** Our goal is to help them understand our brownfield project goals, demonstrate that it is working directly to improve their future and the future of the County as outlined in the Ashtabula County Economic Development Plan developed by the Economic Strategic Team, which includes members of our Coalition, and to get them involved so we can all redevelop and revitalize the County together.

We started this community process in September 2013 by hosting a successful regional brownfield seminar, which included speakers from USEPA Region 5, Ohio EPA brownfield staff, and Ohio Development Service Agency staff who issue the state brownfield grants. Attendees spent most of a day listening and learning about how USEPA and Ohio EPA brownfield programs work, how they are funded, and how brownfield property owners and developers can get involved to cleanup and redevelop our community.

On-Going Brownfield Meetings – We plan to hold one to **two additional meetings over the next 6 months ahead of receiving the USEPA grant to keep the momentum going**, and to keep engaging our community. After receiving the USEPA Coalition grant, the Coalition will hold a kickoff meeting to unveil the brownfield project and get people to join our Brownfield Task Force. We will be seeking input from residents, businesses, property owners, developers, and any other interested parties. **We plan to hold 1 to 2 additional meetings per year** to discuss the progress, successes, and get input and insight for redevelopment and revitalization of our two brownfield target areas. We believe that holding public meetings, gathering different perspectives and interests, demonstrating the progress of assessment, cleanup and redevelopment through real cases in the County will build interest, momentum and excitement.

Meetings and publications will be conducted in English, but we will offer to provide translators or materials in Spanish, if requested. The County has a very small percentage of foreign speaking residents. Public meetings will be advertised in the Star Beacon, the local newspaper of general circulation in the area, and provision of notices of meetings in Coalition areas, such as the Port Authority, City of Geneva, and County public buildings. The Coalition will also keep the community apprised of progress through the Coalition member websites, RSS feeds, ministerial associations, Facebook and Twitter.

Brownfield Field Trips/Open House – We plan to **extend invitations to the public to visit one or two of our brownfield sites to see firsthand what a brownfield is all about**, and to help them understand from a “hands on” standpoint what we mean by a Phase I and Phase I environmental site assessments. Particularly, we will try to connect (direct mail or personal calls) with local neighborhoods that may be near the brownfields that are selected to ask them to attend and participate.

Celebrate Successes – The Coalition will try to **celebrate our brownfield successes with an event to show off one or two brownfields** that have completed the assessment and remedial action process, and use that to promote redevelopment of the properties to businesses, companies, and developers. Again, we feel that the best way to communicate and help our community understand and promote and get involved with our brownfield program is to experience it directly with these types of events.

b. Partnership with Government Agencies (10 points)

i. Local/State/Tribal Environmental and Health Agencies (5 points)

The Ashtabula County Coalition has **already developed strong relationships with the Ohio EPA**. Ohio EPA knows and understands our brownfield issues. They **co-hosted our September regional brownfield seminar**, and are working with us directly on our most challenging and complicated brownfield sites (listed in the target community – brownfield site table – ESAB, ELKEM and Plant C) on approaches and engagement of property owners to assess, cleanup and redevelop these key properties. The Port Authority has been **working with Ohio EPA for several years on sites in the 1,000 acre target area**, ESAB and Plant C. Ohio EPA has provided oversight on some of the voluntary remedial actions taking place on these sites.

We have also engaged the Ashtabula County Health Department if assessment results indicate an imminent threat to human health and the environment. The **Ashtabula County Health Department was involved in asbestos abatement activities during remediation** at the former ESAB facility located in the 1,000-acre target area. The ESAB property is being cleaned up for possible expansion of the facility from a new industrial owner. Also, the Administrator from the Ashtabula County Board of Health is on the Brownfield Task Force, and has participated in various activities related to planning and public outreach for the brownfield program.

ii. Other Relevant Federal, State, and Local Government Agencies (5 points)

As part of the development of the target region, the Ashtabula County Port Authority **has developed a relationship with the Ohio Department of Natural Resources (ODNR) and Ohio EPA to discuss the development of an alternative sanitary water treatment system plan** in the 1,000-acre target brownfield area. The current system is operated by a company in the target area which is shutdown, and violates the public utilities laws by receiving and treating sanitary waste water as a public utility. The system at this company is antiquated and outdated, and should the company abandon the site, it would leave a dozen local manufacturers without a treatment facility. The Ohio EPA has contacted the Ashtabula County Port Authority about working towards an alternative plan for treatment moving forward that complies with ODNR and Ohio EPA regulations.

Ashtabula County and the Ashtabula County Port Authority have **established a Coastal Management Plan with assistance from ODNR**. This project will be a collaborative intergovernmental process that will be used in the development of a county coastal development plan. The plan includes an analysis of coastal resources, identification of priority development and conservation areas, and the development of a coastal portfolio to optimize growth.

c. Partnership with Community Organizations (10 point)

The Coalition has partnerships with the organizations discussed below. While these relationships will be vital strategically in the Coalition's efforts to redevelop brownfields, there is a lack of partnerships with community organizations that support brownfield redevelopment in Ashtabula County. We are newly recruiting and creating community awareness and generating a new movement to address these environmental issues. The Coalition members have met with existing businesses of brownfield or potential brownfield properties and will seek additional stakeholders as opportunities arise. The community partnership support letters are found in Appendix C.

NEO Sustainable Communities Consortium – This organization is a collaboration of communities in Northeast Ohio, which draw upon a regional visioning and decision-making framework. This initiative is founded on the idea that a shared vision for the future, developed through a robust community and stakeholder engagement process, will lead us to a healthier, more economically and socially equitable

future for the region. NEO will provide and coordinate all the data collected and shared by communities for use by the Coalition in site identification, selection, and marketing opportunities.

Growth Partnership for Ashtabula County – The mission of this organization is to focus solely on assisting businesses and boosting economic growth within the county. The organization will continue to assist the Coalition on promoting the awareness of the Brownfield program on its website, host meetings, as well as use the project as a tool to assist in its economic development efforts.

Kent State University Ashtabula – This organization is a public university, offering baccalaureate and associate degree programs located along the shores of Lake Erie in Ashtabula, Ohio. Kent State is the only college campus within Ashtabula County, and offers a variety of resources with workforce development and job training skills. Kent State will provide staff to the Brownfield Task Force, and work with the group to support training programs for new businesses, assist in green initiatives, and provide meeting spaces. Kent State hosted our first regional brownfield meeting/seminar in September as discussed earlier.

Cleveland Museum of Natural History, Center for Conservation & Biodiversity – This organization's mission is to promote conservation activities to further the protection and stewardship of the region's native biodiversity. The Museum's vision is to obtain the best remaining natural lands before urban sprawl degrades them. The organization will provide needed resources to restore and preserve natural resources, particularly along the shoreline and in the Ashtabula Harbor in these two brownfield target areas.

Geneva Community Improvement Corporation (CIC) – The CIC is a non-profit corporation dedicated to enhancing the quality of life in the Geneva community through efforts that focus on promoting economic and commercial development, business retention and quality of life initiatives. The CIC does support brownfield revitalization and has funding to assist with repurposing properties for future use.

4. Project Benefits (30 points)

a. Health and/or Welfare and Environment (10 points)

With this \$600,000 USEPA brownfield assessment grant, the Ashtabula County Coalition will be able to implement outputs which include **conducting up to 16 Phase I environmental site assessments, 8 Phase II environmental site assessments, 7 remedial action plans, and at least 6 community meetings.** The health and welfare benefits from these outputs result in our No. 1 anticipated outcome (see earlier table) for the County, which is **cleaning up at least 500 acres by identifying and eliminating the environmental issues that impose threats to our residents and the environment** in our two target brownfield areas, and our water source, the Ashtabula River and Lake Erie.

We will evaluate and remove soil and/or groundwater contamination caused from the historic operations of the industrial manufacturing in the two target areas. These contaminants include volatile organic compounds, polynuclear aromatic hydrocarbons (PAHs), heavy metals, various petroleum hydrocarbons (VOCs), and polychlorinated biphenyls (PCBs). **This public health improvement will occur because the assessments and cleanups are being conducted according to the Ohio EPA Voluntary Action Program.** This is a risk-based program, in that the properties are cleaned up to meet the existing and future land uses and are protective of the receptors, such as workers, visitors, trespassers, residents, children, and ecological receptors such as rivers and streams. All activities will be performed using an Ohio EPA Voluntary Action Program Certified Professional who is an engineer/geologist certified by the Ohio EPA in the VAP.

In order to assure public health and safety during the assessment and cleanup activities for the target areas, all activities will have site specific health and safety plans developed in order to be protective of on-site workers, as well as the immediate surrounding community. **These plans will address how contractors will be required to meet state standards to minimize airborne emissions, dust, odor,**

and noise; prevent soil erosion; protect any nearby ecosystems; and ensure that contaminants are properly excavated, stockpiled and disposed. Engineering controls, such as the use of silt fences, dust control measures, muffling noise, restricting operations to daylight hours, will be used to mitigate the environmental impact of assessment and remedial activities. This will assure that each property assessed and redeveloped will lower the exposure of neighboring inhabitants to hazardous contaminants that create negative health and environmental effects. The Coalition will work with the Ohio EPA and Ashtabula County Health Department through each step of the process to ensure worker and community well being.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse (10 points)

i. Planning, Policies, and Ordinances for Sustainable Development (5 points)

The No. 2 outcome anticipated through our project is enhancing the existing infrastructure, specifically the water supply system in the 1,000-acre brownfield area. The Port Authority views the 1,000 acre target brownfield area as the key to the redevelopment not only of Ashtabula County, but of the entire northeastern Ohio and northwestern Pennsylvania region based on ability to provide an economical water supply to the area. Located within the 1,000 acres is a former First Energy coal-fired power plant (Plant C) that the Port Authority purchased six years ago, which holds one of the largest permits on the Great Lakes to withdraw water – 200 million gallons of water a day. We view this permit as the lynchpin for industry in northeastern Ohio. **The Port Authority views the potential to sell water to future industry growth as the key to the region's success.** The plant currently pumps a mere 23 million gallons of water a day, just more than 10 percent of the plant's capacity. In order to preserve this valuable resource, the Port Authority secured a \$1.55 million grant from the US Economic Development Agency, which is our No. 3 outcome of leveraging at least \$3,000,000 in funding for brownfield redevelopment (see leverage earlier), as part of a \$4 million renovation project on the plant. The \$4 million will be spent to replace the water pumps and pipes, in addition to the entire water distribution system. This is just the first phase in the Port's redevelopment plan. By renovating the pumps and water distribution system, the Port has guaranteed that the region's most valuable resource, water, will be available for generations to come.

Another strategy the County will employ to promote environmentally-conscience redevelopment of brownfields is **reusing and recycling the clean hard fill generated during site remediation.** For example, one of the properties within the 1,000-acre target area in undergoing remediation, which will incorporate the grinding and recycling of all the brick and concrete from the existing and dilapidated building on the property. It will be used as base material and foundations for roads and new buildings. We plan to recycle other materials such as the scrap metals and other revenue-generating materials that would offset cleanup costs or redevelopment efforts.

ii. Example of Equitable Development (5 points)

Planning initiatives that incorporates livability principles has already taken place along the western quadrant of Ashtabula County which includes the study of State Route 534, an 8 mile stretch that intersects one of our target areas, State Route 20 Corridor. The comprehensive corridor study included participants from several municipalities, chambers of commerce, joint economic development districts, county commissioners and representatives from the Ohio Department of Transportation. **This planning initiative spurred on by the local municipalities required Smart Growth Principles to be incorporated into Ohio Department of Transportation's traditional corridor planning process.** In 2013, this flagship document has been adopted by all four municipalities, so the livability standards are now incorporated into the long term planning documents. Most recently, the Route 534 stakeholders established a Community Improvement Corporation, after vetting out the best organizational structure that would include both public and private stakeholders.

Ashtabula County over the course of the previous year has been a participant of the **North East Ohio Sustainable Communities Consortium initiative. (NEOSCC).** This organization engages residents,

elected officials, and experts throughout the region in a rigorous scenario planning process to identify the choices we can make now to help create a Northeast Ohio that is more vibrant, resilient, and sustainable in the future. Based on input and feedback from residents and leaders the overarching objectives of the Vibrant NEO 2040 Regional Vision seeks to pursue are 1) Promote investment in Northeast Ohio's established communities; 2) Protect our soil, water, air, and ecologically sensitive areas; 3) Improve our regional fiscal health; 4) Develop our regional economy with accessible employment opportunities; 5) Enhance our regional transportation network; 6) Cultivate and celebrate our local assets and places of public value; 7) Expand our parks and open-space network; and 8) Preserve and value our prime farmland as a regional economic asset

c. Economic or non-Economic Benefits (long term benefits)

i. Economic Benefits (5 points)

Our No. 4 outcome for brownfield redevelopment as a result of this project is creating at least 500 new jobs from new businesses entering the former brownfield areas. By purchasing the former First Energy Plant C, the Port Authority prevented First Energy from shutting it down – which would have led to a cease in the water supply process. By doing this, the Port Authority saved 1,000 jobs in the region, and more than \$55 million in annual payroll. In September 2013, Pinto Energy LLC announced plans to build a \$200 million, 2,800 barrel per day gas-to-liquid plant on an 80-acre portion of the Union Carbide site. This would create about 30 permanent jobs and 400 construction jobs. The company cites fact that a substantial part of the infrastructure is already in place helped make its decision for the location, as well as some of its future customers. These are two examples that demonstrate that cleaning up brownfields can result in job creation and retention, increased tax base, and reduction in human health and ecological risks.

ii. Planned Efforts to Promote Local Hiring or Link Community to Potential Employment (5 points)

In addition to providing expansion opportunities, the Port Authority is also pursuing a training center located within the 3,000-acre industrial district. The training center would provide education and workforce skills needed to secure the jobs we are working hard to bring back in our 1,000-acre brownfield target area. A large shortfall of Ashtabula County's economic development has been the education of the workforce. We need to enhance the skills of our existing and emerging workforce in Ashtabula County. We need to help make them more competitive with the changing times. The County will be so much stronger when we begin to train and educate our residents while bringing in new companies and business to the very land that was once thriving 30 years ago. In addition, the grant partners will work collaboratively with the County workforce policy board on communicating potential job and business opportunities derived from the efforts of the grant as well as offer insight to design workforce development training programs that support brownfield redevelopment efforts.

5. Programmatic Capability and Past Performance (40 points)

a. Programmatic Capability (24 points)

The Coalition will effectively manage all facets of the grant and oversee assessment work with the combination of internal staff and outside consultants experienced in brownfield activities. The Coalition project team will be managed by Sean Ratican, Director of Ashtabula County Port Authority. Mr. Ratican will be supported by the Port Authority's Finance Director, Diane Spencer, and by the heads of the other two Coalition members: Jennifer Brown, Assistant City Manager of the City of Geneva; and Janice Switzer, Director of the Ashtabula County Community Services and Planning.

Mr. Ratican will oversee and manage the selection, inventory and prioritization and access agreements for brownfield sites, and work with property and business owners and developers to solicit redevelopment. **Mr. Ratican has substantial experience in project management and economic development activities.** As the Executive Director of the Ashtabula County Port Authority, Mr. Ratican is currently the grant

administrator and project manager for the \$4 million Plant C pump station redevelopment, of which a \$1.55 million US Economic Development Administration grant is the primary funding source.

Ms. Spencer will provide oversight of the budgets, quarterly reporting, and the processing of grant related expenses. Ms. Spencer has been a **CPA for more than 25 years** and has extensive experience in financial reporting, grant compliance with the Port Authority and other local non-profit organizations.

Ms. Brown will primarily manage the environmental consultants and oversee the technical tracking of the Phase I, Phase II and Remedial Action Plan activities. She will be responsible for tracking and measuring the project progress by site, target area and hazardous vs. petroleum budgets. She will prepare the USEPA quarterly reports, which include the tasks completed for current period, expectations for next period, budget vs. actual, and the score card for accomplishments of outputs and outcomes. **Ms. Brown was the project manager for the City of Geneva's 2009 \$200,000 USEPA ARRA Brownfield Hazardous Substance Assessment Grant. She oversaw the successful completion of environmental assessment project for seven properties, and leveraged the \$200,000 grant into over \$1,000,000 of Ohio Clean Ohio funds for further assessment and cleanup.** Based on the City of Geneva's 2009 Assessment grant, Ms. Brown has the knowledge and experience for writing request for qualifications for consultants; the coordination of public involvement and participation; posting legal notices and working with web-based programs to post updates; tracking schedules and deliverables for project needs; cost estimating; negotiating contracts and site access agreements; budgeting and draw-down submissions for payment; oversight of consultants and coordinating meetings with Ohio EPA and our health agency partners; and working with developers to solicit redevelopment of the sites. Ms. Brown and Mr. Ratican have many years of procuring and working with environmental consultants, have established relationships, that if necessary, additional resources can be added in a timely manner.

Ms. Switzer will provide secondary support to Ms. Brown for the technical oversight of the assessment activities. In addition, and as a result of her role as County Planning Director, Ms. Switzer will work with local officials, property owners, realtors and business owners to understand the brownfield process and work to help market the program to the various County communities. **Ms. Switzer has extensive experience managing grants, as she administers budgets for all the CDBG/CHIP/NSP grants totaling over \$1.5 million per year for the County. She is administering the \$3 million Clean Ohio cleanup grant for the Ashtabula County Port Authority for cleanup of the Plant C property.** Since 2012, Ms. Switzer is also responsible for enforcing the 2003 Ashtabula County Comprehensive Land Use Plan, which strongly encourages redevelopment of brownfield sites for commercial and industrial development to preserve greenspace and farmland within the County.

The Port Authority will go through a procurement process to **contract with a highly qualified environmental consultant** to address the technical requirements of the project, primarily the prioritization, Phase I, Phase II and remedial planning tasks. The Coalition will **track all the progress through ACRES**, and provide its results of activities (outputs), milestones, and outcomes in its USEPA quarterly reports, in its community meetings and on the Coalition member websites. Outputs to be measured, broken down by Coalition member, will include: Phase I Assessments conducted; Phase II Assessments conducted; remedial action plans (RAPs); and community meetings held. Outcomes to be measured, broken down by Coalition member, will include: number of sites/acres ready for remediation; number of sites/acres ready for development; watershed acreage remediated; jobs created, and other funds (*i.e.*, Ohio Clean Ohio Funds) leveraged.

b. Audit Findings (2 points)

The Ashtabula County Port Authority has had no adverse audit findings associated with state or federal grants.

c. Past Performance and Accomplishments (14 points)

Has Never Received and EPA Brownfields Grant but Received Other Assistance (14 points)

The Ashtabula County Port Authority has never received a USEPA brownfield assessment grant. Successful federally and non-federally funded assistance agreements include the following:

1. Purpose and Accomplishments (7 points)

\$1.55 million US Economic Development Administration grant. This is for the renovation and preservation of the water distribution system located in the 1,000-acre brownfield target area, and is the facility where we plan to renovate and upgrade to bring the facility back to its water pumping potential of 200 million gallons per day of water. The plans and specifications for the upgrade have been approved by EDA and the Port Authority is awaiting the final approval from EDA to bid out the improvements. The improvements will upgrade the electric control system, pumps and piping.

\$500,000 Ohio Department of Development Industrial Site Improvement Fund grant. This grant was also used to remediate and improve the conditions of the water supply system. A security system was installed, building improvements made, and the roof replaced. The majority of grant funds were used to clean one of the water intakes. The grant was completed December 31, 2011, and almost \$4,000,000 in local/private investment was committed. This project helped retain 850 full-time jobs.

\$3,000,000 Clean Ohio Revitalization Fund (CORF) grant. This Ohio Development Services Agency grant was used to abate asbestos from inside the multi-storied former FirstEnergy electric power plant as well as soil remediation surrounding the facility and is within the 1,000 acre brownfield target area. All cleanup has been completed. This will allow for increasing pumping capacity to area from 23M gal/day to 200M gal/day.

Co-recipient of \$50,600 Coastal Management Grant. The coastal management grant is complete and resulted in the establishment of a collaborative and inter-governmental process used in the development of a county coastal development plan. The plan includes an analysis of coastal resources, identification of priority development and conservation areas, and the development of a coastal portfolio to optimize growth.

2. Compliance with Grant Requirements (7 points)

\$1.55 million US Economic Development Administration grant. We are in 100% compliance with this grant. We are meeting the work plan, project schedule and terms and conditions. This grant is on schedule as the plans and specifications for the upgrade have been approved by EDA and the Port Authority. The Port has received permission to go out to bid and has done so, successfully securing a contract for construction. Long lead time items have been ordered (14 – 18 months) and construction is proceeding according to schedule. All reporting requirements have been met to date.

\$500,000 Ohio Department of Development Industrial Site Improvement Fund grant. We were in 100% compliance with this grant. We met the work plan, project schedule and terms and conditions. The grant was completed December 31, 2011, and almost \$4,000,000 in local/private investment was committed. All reporting requirements were met.

\$3,000,000 Clean Ohio Revitalization Fund (CORF) grant. We were in 100% compliance with this grant. We met the work plan, project schedule and terms and conditions. This grant is being leveraged as part of the local match for the US EDA grant. We are meeting the work plan, project schedule and terms and conditions.

Co-recipient of \$50,600 Coastal Management Grant. We were in 100% compliance with this grant. We met the work plan, project schedule and terms and conditions, as well as all the reporting requirements.

APPENDIX A
THRESHOLD CRITERIA

Threshold Criteria for Assessment Grants

1. Applicant Eligibility: The Ashtabula County Port Authority is the applicant under this coalition grant. The Ashtabula County Port Authority is a local unit of government as defined in 40 CFR Part 31.3 under the Brownfields Law and is eligible to receive funding through the U.S. EPA Brownfield Assessment Grant Program. Other members of the Coalition are Ashtabula County and the City of Geneva. Ashtabula County and the City of Geneva are eligible to receive funding through the U.S. EPA Brownfield Assessment Grant Program, as they are a local unit of government as defined in 40 CFR Part 31.3 under the Brownfields Law. Coalition support letters from Ashtabula County and City of Geneva are found in Appendix E.

2. Letter from the State or Tribal Environmental Authority: Letters of support for the Coalition's grant application from the Ohio EPA and the Bureau of Underground Storage Tank Regulations are included as Appendix B.

3. Community Involvement: Letters of support for community partners are found in Appendix C. For community involvement, our mission is to help our residents, property owners and business community understand our brownfield project goals, demonstrate that it is working directly to improve their future and the future of the County as outlined in the Ashtabula County Economic Development Plan, and to get them involved so we can all redevelop and revitalize the County together.

We started this community process in September 2013 by hosting a successful regional brownfield seminar, which included speakers from USEPA Region 5, Ohio EPA brownfield staff, and Ohio Development Service Agency staff who issue the state brownfield grants. Attendees spent most of a day listening and learning about how USEPA and Ohio EPA brownfield programs work, how they are funded, and how brownfield property owners and developers can get involved to cleanup and redevelop our community. Our specific plan for community involvement is the following:

On-Going Brownfield Meetings – We plan to hold one to two additional meetings over the next 6 months ahead of receiving the USEPA grant to keep the momentum going, and to keep engaging our community. After receiving the USEPA Coalition grant, the Coalition will hold a kickoff meeting to unveil the brownfield project and get people to join our Brownfield Task Force. We will be seeking input from residents, businesses, property owners, developers, and any other interested parties. We plan to hold 1 to 2 additional meetings per year to discuss the progress, successes, and get input and insight for redevelopment and revitalization of our two brownfield target areas. We believe that holding public meetings, gathering different perspectives and interests, demonstrating the progress of assessment, cleanup and redevelopment through real cases in the County will build interest, momentum and excitement.

Meetings and publications will be conducted in English, but we will offer to provide translators or materials in Spanish, if requested. The County has a very small percentage of foreign speaking residents. Public meetings will be advertised in the Star Beacon, the local newspaper of general circulation in the area, and provision of notices of meetings in Coalition areas, such as the Port Authority, City of Geneva, and County public buildings. The Coalition will also keep the community apprised of progress through the Coalition member websites, Facebook and Twitter.

Brownfield Field Trips/Open House – We plan to extend invitations to the public to visit one or two of our brownfield sites to see firsthand what a brownfield is all about, and to help them understand from a "hands on" standpoint what we mean by a Phase I and Phase I environmental site assessments. Particularly, we will try to connect (direct mail or personal calls) with local neighborhoods that may be near the brownfields that are selected to ask them to attend and participate.

Celebrate Successes – The Coalition will try to celebrate our brownfield successes with an event to show off one or two brownfields that have completed the assessment and remedial action process, and use that to promote redevelopment of the properties to businesses, companies, and developers.

Again, we feel that the best way to communicate and help our community understand and promote and get involved with our brownfield program is to experience it directly with these types of events.

4. Site Eligibility & Property Ownership Eligibility: This section is not applicable as the Ashtabula County Port Authority is applying as a Coalition.

APPENDIX B

STATE OR TRIBAL ENVIRONMENTAL COALITION SUPPORT LETTERS



John R. Kasich, Governor
Mary Taylor, Lt. Governor
Craig W. Butler, Interim Director

January 15, 2014

U.S. Environmental Protection Agency, Region 5
Brownfields and Early Action Section
ATTN: Linda Mangrum and Kelley Moore
77 West Jackson Blvd.
Mail Code SM-7J
Chicago, IL 60604-3507

RE: Ashtabula County Port Authority Coalition Community-Wide Assessment Grant Proposal

Dear Ms. Mangrum and Ms. Moore:

I am pleased to offer Ohio EPA's support for the Ashtabula County Port Authority Coalition Community-Wide Assessment Grant proposal. Together with Ashtabula County and the City of Geneva, the Ashtabula County Port Authority is applying for a Brownfields Coalition Community-wide Assessment Grant from the U.S. EPA in the amount of \$600,000. We have worked with the Ashtabula County Port Authority in the past and hope to be able to provide support to this Coalition under the Assessment, Cleanup and Revolving Loan Fund Grant program established by the Small Business Liability Relief and Brownfield Revitalization Act (P.L. 107-118).

The funding the Coalition is requesting will be used to conduct Phase I and Phase II Environmental Site Assessments and Remedial Action Plans. Specific sites have not been selected, but the grant money would be used on brownfield sites identified in two target areas of the city, the 1,000 Acre Industrial Corridor and the State Route 20 Corridor. Once the heart of the chemicals and plastics industry, Ashtabula County has seen most of its cornerstone manufacturing companies leave the County or go out of business altogether. In less than a decade (2001-2010), Ashtabula County lost companies such as Rockwell International, Union Carbide, Ashland Chemicals, General Electric, Inland Containers, RMI, True Temper, and Bo Socket., which accounted for 16.3% of its high wage manufacturing jobs. In a county where the median household income is just over \$40,000 a year, this reduction in jobs has been devastating.

If awarded, this funding would allow the Coalition to begin down the path of identifying potential brownfield sites, prepare for remediation, provide clean-up loans and sub grants to property owners, and simultaneously use the grants as leverage for a plethora of other funding sources on both the state and federal levels, such as clean-up grants under JobsOhio. This grant is part of the Coalition's plan to assess the two target brownfield areas, provide cleanup assistance to its property owners, and help redevelop a multitude of properties while protecting natural resources such as Lake Erie and the Ashtabula River.

We look forward to working with the Ashtabula County Port Authority, Ashtabula County, and the City of Geneva and U.S. EPA on this project. If you have any questions, please do not hesitate to contact me at 614-644-2285.

Sincerely,

A handwritten signature in black ink, appearing to read 'Amy Yersavich', written over the printed name.

Amy Yersavich, Manager

Ohio Environmental Protection Agency

Site Assistance and Brownfield Revitalization

cc: Sean Ratican, Executive Director, Ashtabula County Port Authority
Larry Smith, Principal Consultant, GT Environmental, Inc.
Rod Beals, Ohio EPA, DERR/NEDO
Nancy Zikmanis, Ohio EPA, DERR/NEDO



Department of Commerce

Division of State Fire Marshal
John R. Kasich, Governor
David Goodman, Director

January 10, 2014

Ms. Linda Mangrum
U.S. EPA Brownfield Contact, Region 5
U.S. Environmental Protection Agency
77 West Jackson Boulevard
Mail Code SM-7J
Chicago, IL 60604-3507

Subject: Ashtabula County Coalition - USEPA Brownfield Community Wide Assessment Grant proposal

Dear Ms. Mangrum:

This letter acknowledges that the Ashtabula County Coalition notified the Office of the Fire Marshal, Bureau of Underground Storage Tank Regulations (BUSTR) request to U.S. EPA to use \$160,000 of the larger \$600,000 grant to provide assessment for a community-wide brownfield assessment for petroleum waste. The Coalition is comprised of the Ashtabula County Port Authority, Ashtabula County and the City of Geneva. The Coalition will use the grant to provide assessments and cleanup for existing brownfield properties and ignite redevelopment opportunities while protecting natural resources like Lake Erie and the Ashtabula River.

Ashtabula County was once a center of chemical and plastics industry; home to companies such as Rockwell International, Union Carbide, Ashland Chemicals, General Electric Inland Containers, RMI, True Temper and Bo Socket. In less than a decade, these companies have left the County or have gone out of business leaving a legacy of brownfields behind. Funds will be targeted in two areas: The 1,000 Acre Industrial Corridor and the State Route 20 Corridor. The Industrial Corridor has the highest concentration of former large manufacturing facilities and is located immediately east of the Ashtabula Harbor and bounded by Lake Erie to the north. Over 1,000 acres of brownfields are in need of cleanup, infrastructure repair and replacement, protection of Lake Erie and a redevelopment strategy. Much of this area formerly housed producers of chemical by-products, which have caused contamination and created properties that are unusable in their current state. The State Route 20 Corridor is a key stretch of land between the cities of Geneva and Ashtabula and contains mostly commercial and light industrial brownfield properties, including several former gas stations.

Page 2
January 10, 2014
U.S. EPA, Region 5

I am pleased to offer BUSTR's support for the Ashtabula County Coalition Brownfield Assessment Grant proposal. We look forward to working with the Ashtabula County Port Authority, Ashtabula County, the City of Geneva and the U.S.EPA on this project.

Sincerely,



Verne A. Ord
Assistant Chief – BUSTR
Division of State Fire Marshal
Ohio Department of Commerce

xc: Site File
Sean Ratican, Ashtabula County Port Authority
Larry Smith, GT Environmental

APPENDIX C

**ASHTABULA COUNTY PORT AUTHORITY COALITION COMMUNITY
PARTNER SUPPORT LETTERS**

January 21, 2014

Board of Commissioners
Ashtabula County
25 West Jefferson Street
Jefferson, Ohio 44047

RE: Support for Brownfield Site Assessment and RLF Fund Grants

Dear Commissioners:

Northeast Ohio Sustainable Communities Consortium strongly supports Ashtabula County's efforts to obtain funding for Brownfield Site Assessment and Revolving Loan Fund grants as part of a consortium with Ashtabula County Port Authority and the City of Geneva.

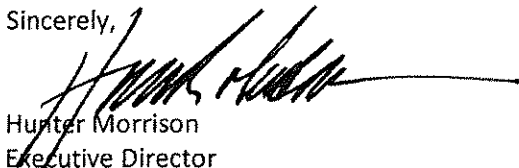
Residents of Ashtabula County have participated in our scenario planning and visioning process and have demonstrated that there is strong support for redevelopment of existing industrial sites rather than creating new sites. In our Vibrant NEO 2040 vision NEOSCC has prioritized two initiatives that this coalition would meet if successful in being funded:

- Pursue the reuse of vacant and abandoned industrial sites endowed with significant preexisting infrastructure that could provide unique opportunities for regional economic development. Advocate for a brownfield redevelopment fund.
- Increase collaboration among the region's government agencies to expand information sharing and find more cost-effective means of providing services.

If Ashtabula County is successful in obtaining these funds, NEOSCC will support the coalition by providing all of the data gathered throughout the Vibrant NEO process and coordinate the data sharing for our partner agencies, including Metropolitan Planning Organizations, Councils of Government and other local government agencies.

We strongly support Ashtabula County's efforts to obtain Brownfield Site Assessment and Revolving Loan Funds to identify, assess and provide funding for clean-up of vacant commercial and industrial properties in Ashtabula County.

Sincerely,



Hunter Morrison
Executive Director

The logo features the words "Growth Partnership" in a bold, sans-serif font, with "Growth" on the top line and "Partnership" on the bottom line. A thick, dark, curved line arches over the text. Below this, the words "for Ashtabula County" are written in a smaller, italicized, sans-serif font.

**Growth
Partnership**
for Ashtabula County

January 21, 2014

Sean Ratican, Executive Director
Ashtabula County Port Authority
91 N. Chestnut Street
Jefferson, OH 44047

RE: Letter of support for USEPA funds

Dear Mr. Ratican,

The purpose of this letter is to show the support of Growth Partnership for Ashtabula County for the Ashtabula County Port Authority's application for the U.S. EPA Community Wide Assessment Grant and the Revolving Loan Fund Grant. By securing these grants, the Port Authority has the opportunity to grow their county Brownfields Program, and revitalize vacant and underutilized properties throughout the County and bring them back into productive use.

Like many industrial counties in the Midwest and Northeast, Ashtabula County has a number of legacy industrial properties with environmental concerns. Often times, these properties would also be the best candidates from a site selection and business attraction standpoint if not for environmental concerns as they typically have all of the necessary infrastructure requirements already in place. Identifying and cleaning up Brownfield properties is vital to the revitalization of the local economy as we compete for new investments and jobs.

Ashtabula County is poised to uniquely benefit if these resources are awarded to the Port Authority. The County is beginning to see investment and interest from the oil and gas industry for processing and other value-added facilities. Many of the properties best suited for this industry from an infrastructure perspective have real or perceived environmental issues that will need to be assessed and remediated. Additionally, the County has taken significant steps focusing on education and training to better prepare our local workforce for the current positions open in our gradually expanding industrial base and help us better compete for new facilities and investments in the future. Addressing Brownfield challenges is one of the remaining pieces of the puzzle for the County to see significant economic growth in the future.

*Growth Partnership for Ashtabula County
17 N. Market St., Jefferson, OH 44140
440-576-9126 * www.ashtabulagrowth.com*

Growth Partnership looks forward to working with the Ashtabula County Port Authority and its partners to provide needed time, knowledge and staff expertise to market and to use the properties to retain and to create jobs, and be good stewards of our environment.

Thank you in advance and we hope the USEPA looks favorably upon the Ashtabula County Port Authority's application. If our agency can be of any help, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Anderson", with a stylized, flowing script.

Brian Anderson
Executive Director



KENT STATE
UNIVERSITY
ASHTABULA

January 22, 2014

Mr. Sean Ratican, Executive Director
Ashtabula County Port Authority
91 N. Chestnut Street
Jefferson, OH 44004

Dear Mr. Ratican,

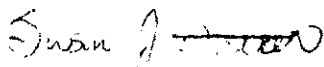
Kent State University at Ashtabula supports the Ashtabula County Port Authority's applications for the US EPA Community Wide Assessment Grant and the Revolving Loan Fund Grant. By securing these grants, the Port Authority has the opportunity to grow their county Brownfields Program, and revitalize vacant and dilapidated properties throughout the county into vibrant new industries.

These grants will provide funding that will enable the Port's Brownfield Program to become a catalyst for the positive redevelopment of our county as a whole, and provide substantial opportunity for economic growth. Students at Kent State University at Ashtabula could benefit greatly as Brownfields are redeveloped into new business opportunities that require job training and workforce development. Not only could there be direct benefits from the Brownfield Program, but the redevelopment of dormant property in Ashtabula County will also provide general economic development benefits that promote the community's efforts of sustainability.

Kent State University at Ashtabula recognizes the need for expanded economic development programs such as the Port's Brownfield Program and offers our support. In recent years, Kent State University at Ashtabula has had record enrollment numbers, showing the great desire of our community's residents to educate and prepare themselves for today's workplace. The Port's Brownfield Program could provide future opportunities for our graduates. In addition to our student body, many members of the faculty and staff are actively involved in local organizations that support missions centered around economic development, and we will support the Brownfield Program's dedication to green initiatives through the development of sustainable curricula and programs that meet the needs of local business and industry.

Kent State University at Ashtabula will offer meeting space for community meetings, provide staff for the county's Brownfield Task Force, and work with the Port to help develop necessary training programs to support brownfield assessment and remediation actions. Therefore, we endorse the Ashtabula County Port Authority's applications for the Community Assessment and Revolving Loan Fund grants.

Sincerely,



Susan J. Stocker, Ph.D.
Dean and Chief Administrative Officer



20 January 2014

Mr. Sean Ratican
Ashtabula County Port Authority
91 North Chestnut Street
Jefferson, OH 44047

Dear Mr. Ratican,

This letter is in support of the Ashtabula County Port Authority, the Ashtabula County Department of Environmental Services, and the City of Geneva, who are collaborating to apply for a Community Wide Brownfield Assessment Grant and the Community Wide Federal Brownfield Revolving Loan Fund.

The Cleveland Museum of Natural History would like to contribute to the project by acting as environmental advisors and assisting with the identification of priority biodiversity areas within the project site. The Cleveland Museum of Natural History currently owns and manages fifteen distinct nature preserves within Ashtabula County. The Museum's expertise in land stewardship and habitat restoration, and the Museum's collection of historical plant and animal records from the area will likely be of assistance in restoration efforts at the project site. The Museum enthusiastically supports efforts to clean and restore blighted or contaminated areas within Northeast Ohio, and looks forward to the opportunity to partner with the Ashtabula County Port Authority, the Ashtabula County Department of Environmental Services, and the City of Geneva in this regard.

Sincerely,

Dr. James K. Bissell
Curator of Botany
Director of Conservation
The Cleveland Museum of Natural History
(216) 231-4600, ext. 3219



COMMUNITY IMPROVEMENT CORPORATION
OF GENEVA

P.O. Box 724
Geneva, Ohio 44041-0724

A non-profit corporation serving the Geneva community.

Tuesday, January 21, 2014

Ashtabula County Port Authority
Mr. Sean Ratican, Director
91 North Chestnut St.
Jefferson, OH 44047-1123

Subject: Letter of Support

Dear Mr. Ratican:

The purpose of this letter is to confirm that the Community Improvement Corporation is a partner in support of the coalition's application for United States Environmental Protection Agency (USEPA) community wide assessment grant and community wide revolving loan funds. It is our understanding that the coalition is targeting properties along the State Route 20 corridor, and a 1,000 acre industrial property in Ashtabula Township.

This funding will support the coalition's efforts to: 1) create redevelopment opportunities by identifying blighted environmentally impaired and underutilized properties; 2) create jobs and economic improvement by helping to assemble land for redevelopment and reuse purposes; 3) ensure the health and safety of residents by conducting environmental studies throughout defined properties of concern.

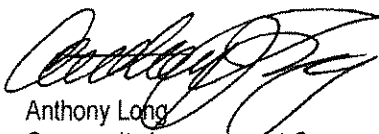
In addition, the USEPA funds will aid the coalition in the development of a brownfield property inventory and conduct needed public outreach and involvement in County brownfield planning efforts. These actions will strengthen our community by identifying potential environmental risks in our neighborhoods and strengthening the attractiveness of our community while promoting sustainable redevelopment.

The Community Improvement Corporation of Geneva is a non-profit corporation dedicated to the maintenance and improvement of the quality of life in the Geneva community. Its focus is to promote economic development, housing renovation, downtown revitalization, and new housing projects. Our projects are primarily funded through the sale of assets, grants and donations. Our organizational goals are: Development of Eagle Industrial Park and industrial areas. Promote commercial development, and business retention. Revitalization of Main Street (State Rt. 20) and the Broadway corridors. Support single family housing growth. Support public education improvement initiatives. Develop a program to plant new trees and beautify the City of Geneva. Support after school youth recreation opportunities.

We are delighted to be a part of this important environmental and economic initiative.

Ashtabula County has a lot of potential for growth and we hope the USEPA looks favorably upon the coalition's application. If there is anything we can do to further this opportunity, please do not hesitate to get ahold of me.

Sincerely,



Anthony Long
Community Improvement Corporation of Geneva, President

Columbus Office:

10th Floor
Vern Riffe Center
77 S. High Street
Columbus, Ohio 43215-6111



Contact Information:

Office: (614) 466-1405
Fax: (614) 719-6999
Rep99@ohiohouse.gov

**State Representative John Patterson
99th House District**

January 17, 2014

Ashtabula County Port Authority
c/o Sean Ratican, Executive Director
91 North Chestnut Street,
Jefferson, Ohio 44047-1123

Dear Mr. Ratican,

I write today in support of the City of Geneva, the Ashtabula County Port Authority and the Ashtabula County Community Development Department in their effort to secure United States E.P.A. Brownfield Assessment Grant funding.

If their application is successful, the consortium will use these funds to target two areas that are in immediate need of attention—the area known as the “Thousand Acres” property and the corridor on U.S. Route 20 between Geneva and Ashtabula Township. Both of these areas were used heavily for industrial purposes and have been neglected in some cases for several decades. This collaborative effort will comport well with E.P.A.’s goals for this grant, as the consortium intends to utilize these funds to assist in evaluating properties that are in need of a Phase 1 review in order for them to be more attractive for redevelopment.

I am excited that this proposal affords us an opportunity to see much-needed investment in the Ashtabula County community. I look forward to seeing this project move forward and am happy to support these efforts.

Best regards,

A handwritten signature in black ink that reads "John Patterson".

John Patterson
State Representative
House District 99

Committees:

Education
Agriculture & Natural Resources
Manufacturing & Workforce Development

APPENDIX D

LEVERAGED COMMITMENT DOCUMENTATION

US Economic Development Administrative Grant



U.S. DEPARTMENT OF COMMERCE
Economic Development Administration
CHICAGO REGIONAL OFFICE
111 N. CANAL ST., SUITE 855
CHICAGO, ILLINOIS 60606-7208

APR - 8 2011

In reply refer to:
Investment No.: 06-01-05649

Mr. Robert Schimmelpfennig
President
Ashtabula County Port Authority
91 North Chestnut Street
Jefferson, Ohio 44047-1123

Mr. Joseph Moroski
President, Board of Commissioners
Ashtabula County
25 West Jefferson Street
Jefferson, Ohio 44047-1027

Dear Mr. Schimmelpfennig and Mr. Moroski:

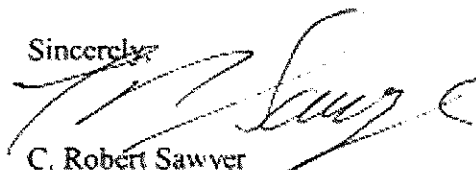
We are pleased to inform you that the Economic Development Administration (EDA) has approved a Financial Assistance Award in an amount not to exceed \$1,550,000 in response to your application for public works assistance for the water plant capital improvements at Plant C including the replacement of four raw water pumps, an updated electrical system and a 2500kVA outdoor transformer to ensure a reliable supply of water to seven local industries retaining 823 jobs.

The total Project cost is \$3,100,000 which is based on the line item estimates contained in Attachment No.1

Enclosed are four signed copies of the Financial Assistance Award. Your agreement to the terms and conditions of the Award should be indicated by the signature of your principal officials on all four copies of the Award. Two of the executed copies should be returned to the Director, Chicago Regional Office, 111 N. Canal, Suite 855, Chicago, Illinois 60606-7208. If not signed and returned within 30 days of receipt, the Grants Officer may declare the Award null and void.

You are cautioned not to make any commitments in reliance on this Award, nor to enter into negotiations relative hereto, until you have carefully reviewed the terms and conditions and have determined that you are in compliance or that you can comply therewith. Any commitments or undertakings entered into prior to obtaining the approval of the Government in accordance with its regulations and requirements will be at your own risk.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Robert Sawyer", written over a horizontal line.

C. Robert Sawyer
Regional Director

Enclosure

Cristal Global, Inc. and Praxair, Inc.

Private Investment



39 Old Ridgebury Road, Danbury, CT 06810-5113 / Fax (203) 837-2540 john_lachs@praxair.com

John Lachs
Area Director, Northeast
(203) 837-2546

June 14, 2013

BY ELECTRONIC MAIL AND MAIL:

Sean Ratican
Executive Director
Ashtabula County Port Authority
91 North Chestnut St,
Jefferson, OH 44004

Dear Mr. Ratican:

Thank you and your Board members for taking the time to meet with Andy and me this week regarding Plant C. As we discussed, Praxair looks forward to a long and mutually beneficial relationship with the Port beyond the term of our current water supply agreement.

We appreciate your board members stating during our meeting they are assuring Praxair of the water required from Plant C to operate our Ashtabula facility. We are in the process of assessing our anticipated water requirements; currently, we anticipate we will need at least 4,000 gallons per day, and possibly as much as 10,000 gallons per day. We were also pleased with the assurance from your board members that Praxair will pay water rates no higher than the other company spending capital on Plant C. Likewise, we trust we will have equivalent access to available water as well.

Praxair will continue with our portion of the matching EDA grant funds up to \$872,000.

To ensure we are aligned, please acknowledge the assurances concerning the price and availability of water stated in our meeting as summarized in this letter. In addition, we would like to initiate discussions for a new long term water agreement this summer, once we have completed our water needs assessment.

Looking forward to working with you well into the future.

Best regards,

John Lachs

RECEIVED

JUN 19 2013



Millennium
Inorganic Chemicals
A Cristal Company

2426 Middle Road
P.O. Box 310
Ashtabula, OH 44004

440-994-1508 PHONE
440-994-1733 FAX

www.millenniumchem.com

November 3, 2009

Ashtabula County Port Authority
John Palo, Board President
25 West Jefferson St.
Jefferson, Ohio 44047-1027

Dear John:

Please be advised that Ashco Inc. ("Ashco"), a subsidiary of Millennium Inorganic Chemicals Inc., is positioned to move forward with the design and work identified as the internal piping and the electrical upgrade at Plant C. Ashco acknowledges that it would be responsible for its share of the increase in the fee currently being paid to the Ashtabula County Port Authority (the "Port") that would be associated with the necessary loans. As an example, should the final contracted price for the work be the anticipated \$3,100,000, then Ashco would be responsible for 43.75 percent of the debt service necessary to amortize a \$1,550,000 loan bearing a three percent interest rate over a six and half year period. Ashco understands that this increased amount in combination with a 56.25 percent share anticipated to be paid by Praxair will enable the Port to repay the matching share required to obtain a US Department of Commerce EDA grant for \$1,550,000. The loan is expected to be acquired from the Ohio Water Development Authority.

The funds from the loan and EDA Grant totaling \$3,100,000 will be used to repair and renovate the pumping station that is essential for Ashco and four other chemical plants to receive water from Lake Erie. The chemical companies currently employ approximately 850 persons, whose jobs could be at risk unless the repairs and renovation are completed.

Sincerely,

A handwritten signature in cursive script that reads "Scott Strayer".

Scott Strayer
Site Director, Ashtabula Complex

Ohio Department of Development
Industrial Site Improvement Fund



Department of
Development

RECEIVED

Ted Strickland, Governor
Lee Fisher, Lt. Governor
Director, Ohio Department of Development

March 20, 2008

Mr. John Palo
Ashtabula County Port Authority
77 N. Chestnut St.
Jefferson, OH 44047

**RE: Grant Agreement ECDD 06-449
Agreement Amendment - Executed Copy**

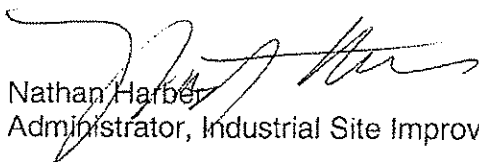
Dear Mr. Palo:

I write to provide you one (1) copy of a fully executed amendment to the above-referenced grant agreement under the Industrial Site Improvement Fund (ISIF) Program between the Ashtabula County Port Authority and the Ohio Department of Development (ODOD). The project and grant agreement are assigned the Grant Control Number 06-449A.

You had requested in writing, and ODOD approved, one or more changes to your existing grant agreement under the ISIF Program. In response, we prepared for your signature an amendment to the grant agreement. After you signed and returned the documents, the Director of ODOD or his designee executed the amendment. As such, please find enclosed a copy of the fully executed amendment for your records.

If you have any questions regarding this letter, please do not hesitate to contact Sheena Metzger at (614) 466-4223 or smetzger@odod.state.oh.us.

Sincerely,



Nathan Harber
Administrator, Industrial Site Improvement Fund

Enclosure

FIRST AMENDMENT TO
INDUSTRIAL SITE IMPROVEMENT FUND GRANT AGREEMENT

THIS FIRST AMENDMENT TO INDUSTRIAL SITE IMPROVEMENT FUND GRANT AGREEMENT ("First Amendment") is made and entered into by and between the **State of Ohio, Department of Development** ("Grantor"), and the **Ashtabula County Port Authority** ("Grantee"). This First Amendment shall have Control Number ECDD 06-449A.

BACKGROUND INFORMATION

A. The Grantor and the Grantee entered into a Grant Agreement dated August 10, 2006 with Control Number ECDD 06-449 (the "Agreement").

B. The Grantor and the Grantee desire to modify certain provisions of the Agreement as provided herein.

STATEMENT OF THE AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, Grantor and Grantee agree as follows:

1. Paragraph 4 of the Agreement is hereby deleted in its entirety and replaced with the following:

4. Project Completion. The Project shall be completed not later than December 1, 2009, (the "Project Completion Date"). If it is anticipated that Grantee will not have completed the Project by the Project Completion Date, Grantee must request an extension of time for the Project Completion Date within sixty (60) days before the Project Completion Date, unless otherwise agreed upon by Grantor. It will be within the sole discretion of Grantor to grant such extension of time.

2. Except as modified herein, all terms, covenants and conditions contained in the Agreement shall remain in full force and effect.



OHIO DEPARTMENT OF DEVELOPMENT

Bob Taft
Governor

Bruce Johnson
Lt. Governor

151F 500,000

August 15, 2006

Hattie Grubke
Ashtabula County Port Authority
17 North Market Street
Jefferson, OH 44047

RE: Industrial Site Improvement Fund

Dear Ms. Grubke:

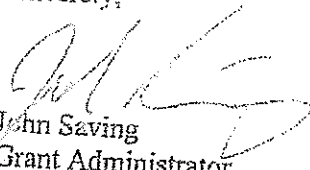
Enclosed is your signed copy of the grant agreement as executed by the Ohio Department of Development and Ashtabula County Port Authority. Your grant control number is ECDD 06-449.

Please be advised that all work should be completed by 10/27/2007. If you foresee any reason that the work will not be completed by this date, you will need to submit a letter to the Ohio Department of Development requesting a time extension at least one month prior to the project completion date.

We will work quickly to process your grant reimbursement payments upon receipt of proper invoices and evidence of payment. If you need further assistance, please contact me at (614) 466-6450.

Good luck as you proceed with your project.

Sincerely,


John Saving
Grant Administrator
Economic Development Division

Enclosures

77 S. High St., P.O. Box 1001, Columbus, Ohio 43216-1001 (614)-466-2480

INFORMATION FOR PAYMENT REQUESTS

Our finance and auditing sections request that the following points be addressed in all requests for reimbursements submitted to the Ohio Department of Development.

Please take reference to the following information:

Your official company or agency letterhead must be used for invoice requests.

The specific amount you are requesting, if there will be more than one request:

The Department of Development Project Number: N/A

The Development Account:

Industrial Site Improvement Fund

The Controlling Board Action:

N/A

The Development Grant Control Number:

ECDD 06-449

The Controlling Board Date:

N/A

The Grant Amount:

\$500,000.00

The Contract Termination Date:

10/27/2007

- Include the copies of checks or electronic proof of payment that show proof of payment by the grantee to the vendor.
- Include the itemized and detailed invoices from third parties.
- The invoices must show what work was performed (see Exhibit I, Scope of Work that is attached to the grant agreement for the applicable items).

Include the following information should there be more than one request:

The payment request number

The amount of the request (the total of the attached invoices)

The current balance (the balance left from previous invoice payments)

The new balance (after deducting this request)

Please address all payment requests to:

Ohio Department of Development

Economic Development Division

Loan and Grant Servicing

P.O. Box 1001

Columbus, OH 43216-1001

Attention: John Saving

Incorporating this information and attaching applicable items to your request-for-payment cover letter will help to assure your request will be processed in a timely manner.

Please allow 30 to 45 days from the time we approve the request to receive your reimbursement.

INDUSTRIAL SITE IMPROVEMENT FUND GRANT AGREEMENT

This Industrial Site Improvement Fund Grant Agreement (the "Agreement") is made and entered into by and between the State of Ohio, Department of Development (hereinafter referred to as the "Grantor"), and Ashland County Port Authority (hereinafter referred to as the "Grantee"). This Agreement shall have the ODOD Agreement Control Number of ECDD 06-449.

BACKGROUND INFORMATION

A. The Industrial Site Improvement Fund Grant Program was created to foster local economic development initiatives and promote investment in and to commercial and industrial areas.

B. Ohio Revised Code Section 122.951 authorizes the Director of Development to make grants to eligible counties for the purpose making improvements to qualified commercial or industrial areas.

STATEMENT OF THE AGREEMENT

NOW, THEREFORE, in consideration of the foregoing and the mutual promises and covenants hereinafter set forth, the parties hereby agree as follows:

1. Grant of Funds. The Grantor hereby grants funds to the Grantee in the amount of Five Hundred Thousand and No/100 Dollars (\$500,000.00) (the "Funds"), for the purposes set forth in Exhibit I, "Scope of Work", which is attached hereto and made a part hereof (the "Project"). The Funds shall be paid to the Grantee on a reimbursement basis upon receipt and approval by the Grantor of invoices and other documentation setting forth the expenditure of the Funds in accordance with Exhibit I.

2. Use of Funds. The Grantee shall use the Funds granted pursuant to this Agreement and any and all interest income from the Funds for obligations incurred in the performance of the Agreement. All expenditures shall be supported by contracts, invoices, vouchers, and other data as appropriate, evidencing the costs incurred. If the Grantee does not expend the Funds in accordance with the terms, conditions and time period set forth in this Agreement and in accordance with the requirements set forth in Ohio Revised Code Sections 122.95 and 122.951, or if the total amount of the Funds and any and all interest income exceeds the eligible costs of the Project, the Grantee shall return the amounts improperly expended or not expended to the Grantor within thirty (30) days after the expiration of this Agreement, the termination of this Agreement, or within thirty (30) days after such improper expenditure or non-expenditure.

3. Accounting of Funds. The Funds and any and all interest income therefrom shall be deposited and maintained in a separate account upon the books and records of the Grantee (the "Account"). The Grantee shall keep all records of the Account in a manner that is consistent with

Ohio Department of Development
Clean Ohio Revitalization Fund



Department of
Development

Ted Strickland, Governor
Lee Fisher, Lt. Governor
Director, Ohio Department of Development

March 20, 2008

RECEIVED

Monica Stefanoff
614-995-1916

M. Shane Mathey
mshane@odod.state.oh.us

John Palo, Board Member
Ashtabula County Port Authority
77 N. Chestnut St.
Jefferson, Ohio 44047

RE: Clean Ohio Revitalization Fund Grant – 08-015 ADMN

Dear Mr. Palo:

The Ohio Department of Development's (ODOD) Urban Development Division is returning one signed and executed copy of the grant agreement with the Ashtabula County Port Authority for the Plant C Revitalization Project. Please note that the agreement contains Grant Control Number 08-015 ADMN. This number must be included on all future correspondence submitted to this office including requests for payments.

A copy of the Disbursement Manual will be forthcoming. This document contains information about the payment policies of the Division as well as all of the forms required for payment. Please contact Monica Stefanoff at (614) 995-1916 or via email at mstefanoff@odod.state.oh.us if you have any questions regarding how to invoice the Division for this project.

The Urban Development Division will continue to provide updates and guidance to you during the implementation and closeout of your grant. If you have any questions or concerns about the Clean Ohio Revitalization Fund or the grant, please contact the Division at (614) 995-2292.

Sincerely,

John M. Magill, Director
Urban Development Division

Enclosures (1)

GRANT AGREEMENT

Clean Ohio Revitalization Fund Grant Agreement

This Grant Agreement ("Agreement") is made and entered into by and between the **Clean Ohio Council**, ("Grantor") and Ashtabula County Port Authority ("Grantee"), for the purpose of assisting the Grantee with the cleanup or remediation of a Brownfield located at 2715 Lake Rd East Ashtabula, Ohio 44004 (Ashtabula County) also known as the Plant C Revitalization Project (the "Project Property"). The cleanup or remediation of the Project Property is further described in Attachment A, *Scope of Work*, attached to and made a part of this Agreement (the "Project"), and in Grantee's Application (the "Application"), which is not attached to this Agreement but is incorporated herein by this reference. This Agreement shall have the Ohio Department of Development ("ODOD") Grant Control Number of ADMN- 08-015.

INDEX

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BACKGROUND INFORMATION

Grantee submitted an initial Application on June 11, 2007, to the Grantor to receive a Clean Ohio Revitalization Fund award to cleanup or remediate hazardous substances and/or petroleum at the Project Property.

On July 25, 2007, Grantor considered Grantee's Application. After due consideration, Grantor, by the authority vested in it by Ohio Revised Code ("O.R.C.") § 122.653, approved the application and voted to provide assistance to Grantee in the amount described below in Section I of this Agreement.

Funds in the amount of Three Million and No/100 dollars (\$3,000,000.00) have been made available to Grantor by Controlling Board Action No. DEV0100031 dated September 24, 2007 to fund this Agreement with Grantee.

STATEMENT OF THE AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises and covenants set forth herein and subject to the following conditions, the parties hereby agree as follows:

I. Grant of Funds.

Subject to the terms of this Agreement and to the availability of appropriated funds, Grantor hereby grants funds to Grantee the lesser of Three Million and No/100 dollars (\$3,000,000.00) or Forty Eight and Sixty Eight Hundredths percent (48.68%) of the actual total cost of the Project, which is estimated to be Six Million One Hundred Sixty Three Thousand and No/100 Dollars (\$6,163,000.00) as set forth in Attachment A and which will be finally determined in the Project Completion Report (as described in Section X(C) of this Agreement)(the "Grant Funds"). The Grant Funds are awarded to Grantee for the sole and express purpose of undertaking and completing the Project. In accordance with O.R.C. § 122.653(C)(3), the Grant Funds shall not exceed seventy-five percent (75%) of the estimated total cost of the Project. Grantee shall undertake and complete the Project as set forth in Attachment A, except that Grantee may reallocate Grant Funds between budget line items by an amount not to exceed ten percent (10%) of the budget line, or ten thousand dollars (\$10,000.00) whichever is less, originally allocated for that use. All Grant Funds shall only be spent on the Project and at the Project Property. Grantee shall receive the Grant Funds on a reimbursement basis with a 10% retainage maintained until the Final Project Report is received and accepted by ODOD and approval by ODOD of proper documentation detailing costs for Eligible Activities incurred by Grantee and as further set forth in Section VII of this Agreement.

II. Contingencies for Acquisition of Other Financing Sources and Completion of Additional Assessment Work.

- A. The award of Grant Funds shall be contingent upon the commitment and use of funds from other financing sources as further set forth in Attachment B, *Other Financing Sources*, which is attached hereto and made a part of this Agreement. As required by O.R.C. §122.653(C)(4), funds for the Project from sources other than Grantor shall equal at least twenty-five percent (25%) of the estimated total cost of the Project. By executing this Agreement, Grantee represents that such other funds have been obtained by Grantee or will be obtained by Grantee on or before the Project Completion Date.
- B. If applicable by inclusion of Attachment C to this Agreement, Grant Funds shall not be released prior to Grantee's completion of all activities specified in Attachment C; submission to ODOD of an original report signed and certified by both Grantee and Grantee's certified professional indicating that all activities required to be completed in Attachment C were, in fact, completed; and, the completion of any other act required to be performed or submission of information requested in Attachment C. In the event ODOD must approve any submittals by Grantee hereunder, ODOD will use good faith efforts to evaluate promptly any such submittals, and provide Grantee written notice of any deficiencies within thirty (30) days of ODOD's receipt of any such submittal. By executing this Agreement, Grantee represents that sufficient funds are available to Grantee, as described in Section II (A) and O.R.C. §122.658(B), to complete the activities specified in Attachment C and that the sources and uses of such funds will be set forth in Grantee's submissions made pursuant to Attachment C.

III. Grant Administration and Notices.

- A. This Agreement shall be administered on behalf of Grantor by ODOD's Urban Development Division.
- B. All notices required of Grantor or Grantee, pursuant to this Agreement shall be in writing and shall be deemed duly given if personally delivered or sent by United States mail, registered or certified, return receipt requested, postage prepaid, by a delivery service that can provide proof of mailing and receipt by both parties, or by verifiable electronic or facsimile transmission to the addresses or numbers listed below or to such other addresses or numbers as a party to this Agreement may designate; *provided, however*, that any notice of breach or termination or of circumstances that, with notice, the passage of time or both could constitute a breach or support termination of this Agreement shall be given by mail or delivery service in addition to any electronic transmission .
- C. All notices to Grantor, including reports, documents, correspondence, disbursement requests, change orders and actions, required of Grantee pursuant to this Agreement shall be submitted to:

Urban Development Division
Ohio Department of Development
Attention: Director, Urban Development Division
77 South High Street, 26th Floor
Columbus, Ohio 43215
FAX No: 614.466.4172

D. All notices to Grantee shall be submitted to:

Ashtabula County Port Authority
77 N. Chestnut St.
Jefferson, Ohio 44047
Attention: John Palo, Board Member
FAX No: 440-964-3090

E. Information related to compliance with the prevailing wage requirements of Ohio law may be obtained from the Ohio Department of Commerce:

Division of Labor and Work Safety
Bureau of Wage and Hour
50 West Broad Street
Columbus, OH 43215
Phone: (614) 644-2239
Fax: (614) 728-8639
<http://www.com.ohio.gov/laws/>

IV. Definitions.

As used in this Agreement:

- A. "Agreement" means this Grant Agreement, including the Attachments referenced in this Agreement and Grantee's Application, as approved by Grantor.
- B. "Applicable Cleanup Standards" has the meaning given that term in O.R.C. §122.65(A).
- C. "Application" means all documents submitted by Grantee to Grantor, whether on paper or in electronic format, requesting an award of Clean Ohio Revitalization Fund money, including all subsequent changes and additions made to such documents with the consent of Grantor up to the Effective Date of this Agreement.
- D. "Brownfield" has the meaning given that term in O.R.C. §122.65(D).

Co-Recipient of Coastal Management Grant

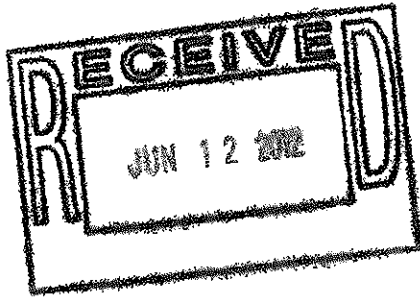


Ohio Department of Natural Resources

JOHN R. KASICH, GOVERNOR

JAMES ZEHRINGER, DIRECTOR

Office of Coastal Management
105 West Shoreline Drive
Sandusky, Ohio 44870
(419) 626-7980



June 12, 2012

Janice Switzer
Community Services & Planning
Ashtabula County
25 West Jefferson Street
Jefferson, Ohio 44047-1092

RE: Ashtabula County Coastal Development Plan, DNRFH008 306-11

Dear Ms. Switzer:

The grant agreement amendment to modify the termination date of your grant period from June 30, 2012 to December 31, 2012 for the above referenced Coastal Management Assistance Grant has been approved. I have enclosed a copy of the amendment for your records.

Any questions may be directed to my attention at yetty.alley@dnr.state.oh.us.

Sincerely,

A handwritten signature in cursive script, reading "Yetty M. Alley", is located below the "Sincerely," text.

Yetty M. Alley
Local Liaison

Enclosure

cc: Deborah Beck, P.E., Office of Coastal Management
Joyce Hackett, Office of Coastal Management
Steve Holland, Office of Coastal Management

COASTAL MANAGEMENT GRANT PROGRAM STATE/LOCAL PROJECT
AGREEMENT

AMENDMENT

Project Name: **Ashtabula County Coastal Development Plan**
Contract/Subgrant No.: **DNRFH008 306-11**

In consideration of the mutual benefits to be derived herefrom, the State of Ohio, represented by the Ohio Department of Natural Resources Office of Coastal Management (hereinafter referred to as the Department) and the Ashtabula County Board of Commissioners (hereinafter referred to as the Subrecipient) agree to amend their existing agreement approved by the Department on September 12, 2011 as follows:

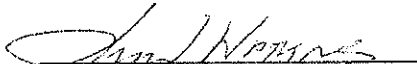
1. The project period is extended through December 31, 2012.
2. It is expressly understood by the parties that none of the rights, duties and obligations described in this Agreement shall be binding on either party until all statutory provisions under the Ohio Revised Code, including but not limited to Section 126.07, have been complied with and, in the event that federal funds are used, until such time that the State gives the parties written notice that such funds have been made available to the State, by the State's funding source.

All other terms and conditions of the original agreement not modified herein remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this amendment as of the date entered below:

APPROVED BY:

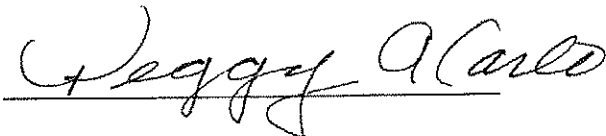
STATE OF OHIO DEPARTMENT OF
NATURAL RESOURCES



John Watkins, P.E., Chief
Office of Coastal Management
As Designee For:
James Zehringer, Director

Subrecipient

Ashtabula County Board of Commissioners

By: 

Name

Printed: Peggy A. Carlo

Title: President, Board of Commissioners

Date: 6/8/2012

Date: 6/5/12

RECEIVED

JUN 07 2012

OFFICE OF
COASTAL MANAGEMENT

Ohio CMAG Program - Grant Cycle 16 Project Application – Supplemental Form

BUDGET DETAIL

(Double click over table to enter necessary data into Excel)

PERSONNEL: List all personnel who will work on the project & whose salary will be charged to the grant or used as non-federal match. Give title, hours to be spent, annual or monthly or hourly salary & tasks.

	Federal	Non-Federal	Other	Total	Description / Comments
Janice Switzer, Director	\$ -	\$ 105	\$ -	\$ 105	5 hrs Stakeholder Coordination
Jake Brand, Grant Spec	\$ -	\$ 103	\$ -	\$ 103	6 hrs GIS Coordination
	\$ -	\$ -	\$ -	\$ -	
Total Personnel	\$ -	\$ 208	\$ -	\$ 208	

FRINGE BENEFITS: Describe how fringe benefits are computed and the types of benefits included in the calculation.

	Federal	Non-Federal	Other	Total	Description / Comments
Janice Switzer	\$ -	\$ -	\$ -	\$ -	
Jake Brand	\$ -	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	\$ -	
Total Fringe Benefits	\$ -	\$ -	\$ -	\$ -	

VOLUNTEER TIME: List all volunteers who will work on the project, the hours and hourly rate to be counted as match and tasks.

	Federal	Non-Federal	Other	Total	Description / Comments
Volunteer 1	N/A	\$ -	\$ -	\$ -	
Volunteer 2	N/A	\$ -	\$ -	\$ -	
Total Volunteer Time	\$ -	\$ -	\$ -	\$ -	

TRAVEL: List trips that will be charged to the grant or used as match. List destination, traveler, the cost, & purpose of the trip.

	Federal	Non-Federal	Other	Total	Description / Comments
Trip 1	\$ -	\$ -	\$ -	\$ -	
Trip 2	\$ -	\$ -	\$ -	\$ -	
Total Travel	\$ -	\$ -	\$ -	\$ -	

EQUIPMENT: List equipment purchases (item & cost) that will be charged to the grant or used as local match. Note: Costs for purchase of computer hardware or other items that will not be amortized over the period of the grant are not allowable.)

	Federal	Non-Federal	Other	Total	Description / Comments
Item 1	\$ -	\$ -	\$ -	\$ -	
Total Equipment	\$ -	\$ -	\$ -	\$ -	

SUPPLIES: List supply purchases that will be charged to the grant or used as match.

	Federal	Non-Federal	Other	Total	Description / Comments
Supply 1	\$ -	\$ -	\$ -	\$ -	
Supply 2	\$ -	\$ -	\$ -	\$ -	
Total Supply	\$ -	\$ -	\$ -	\$ -	

CONTRACTUAL: List all contracts that will be charged to the grant or used as local match. Describe the services to be acquired & list the cost. Note that all contracting must meet state & federal contracting requirements.

	Federal	Non-Federal	Other	Total	Description / Comments
Poggemeyer Design Gp	\$ 25,103	\$ 24,897	\$ -	\$ 50,000	County General Fund
Total Contractual	\$ 25,103	\$ 24,897	\$ -	\$ 50,000	

OTHER: Please list any other purchases (item & cost) that will be made that do not fit within any of the budget categories listed above. "Other" costs typically include printing, phone/fax, gas & vehicle maintenance, and rental.

	Federal	Non-Federal	Other	Total	Description / Comments
Item 1	\$ -	\$ -	\$ -	\$ -	
Item 2	\$ -	\$ -	\$ -	\$ -	
Item 3	\$ -	\$ -	\$ -	\$ -	
Total Other	\$ -	\$ -	\$ -	\$ -	

Total Direct Charges	\$ 25,103	\$ 25,105	\$ -	\$ 50,208	
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INDIRECT CHARGES: Use your federal negotiated rate or a lesser rate, if you choose, and apply to Personnel & Fringe.

	Federal	Non-Federal	Other	Total	Description / Comments
Percentage of Indirect	\$ -	\$ -	\$ -	\$ -	
Total Indirect Charges	\$ -	\$ -	\$ -	\$ -	

Grand Totals	\$ 25,103	\$ 25,105	\$ -	\$ 50,208	
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Ohio CMAG Program - Grant Cycle 16 Project Application – Supplemental Form

Budget Instructions

- The OCMP grant cannot total more than 50 percent of the total project cost.
- Cost figures should be rounded off to the nearest dollar.
- Volunteer time may be used as an in-kind match if it is charged at the rate paid for the type of work being done. For example, the time an attorney spends doing data entry work for a project is charged at the rate paid to data entry operators. If the attorney volunteers to do legal work for the project, the attorney's volunteer time is charged at the rate paid an attorney. Also, the time spent by attendees at a public meeting where the purpose is to provide updates and information may not be counted as volunteer time. However, if volunteers arrange or run a meeting or if volunteers participate in discussions and decision-making at the meeting, their time may be counted. No indirect costs may be claimed on volunteer in-kind match. Please view the following link for volunteer time hourly rate guidelines www.independentsector.org/programs/research/volunteer_time.html.
- The State of Ohio travel rules listed in the Proposal Guidance document must be used when calculating OCMP\$ travel costs for reimbursement through the grant and the Local\$ travel costs claimed as match.
- Equipment is tangible, nonexpendable, personal property having a useful life of more than one year and an acquisition cost of \$300 or more per unit. Costs for purchase of computer hardware or other items that will not be amortized over the period of the grant are not allowable.
- The budget may include indirect costs if the applicant has an established indirect cost rate with the Federal government. Indirect costs claimed must be based on the applicant's federally approved indirect cost rate and may only be applied to the sum of the Personnel and Fringe Benefits in the OCMP\$ category and the sum of the Personnel and Fringe Benefits in the Local\$ category.

A copy of the applicant's current, approved negotiated indirect cost agreement with the Federal government must be included with the application.

Please Note! - The degree to which indirect costs over 20% are not absorbed by the applicant is considered in the project scoring.

A budget example is provided in the Grant Proposal Guidance document.

COASTAL MANAGEMENT GRANT PROGRAM STATE/LOCAL PROJECT AGREEMENT

The State of Ohio, represented by the Ohio Department of Natural Resources Office of Coastal Management (hereinafter referred to as the Department) and the Ashtabula County Board of Commissioners (hereinafter referred to as the Subrecipient) agree to provide a coastal resource protection project in accordance with the Coastal Management Assistance Grant Proposal (Exhibit A) attached hereto and incorporated by reference as if fully rewritten herein.

Project Name: Ashtabula County Coastal Development Plan
Contract/Subgrant No.: DNRFH008 306-11

- A. Under this Agreement, the Subrecipient will perform the activities outlined in Exhibit A, and the Department will pass through federal coastal zone management funds to the Subrecipient in support of the work up to the specified share of total eligible costs. Except where otherwise specified, the Subrecipient will perform the work described in Exhibit A according to the Coastal Management Assistance Grant Program Procedural Guide (Exhibit B).
- B. This agreement is effective on July 1, 2011, and shall terminate June 30, 2012. All work conducted and funds expended on this project to be reimbursed or considered as match must occur during the project period.
- C. The Subrecipient will (1) promptly submit to the Department, such reports and documents as the Department may request; (2) report any and all income gained on the property or facilities during the project period; (3) operate, maintain, and keep for public recreation the property or facilities acquired or developed pursuant to this Agreement, and refrain from conversion unless a proposed change is approved by the Department; (4) display a suitable sign at construction and acquisition projects acknowledging funding assistance from the Coastal Management Assistance Grant Program.
- D. The Department will provide federal funds in an amount not to exceed Twenty-five Thousand One Hundred Three and No/100 Dollars (\$25,103.00), for work elements listed in Exhibit A. Reimbursement will be based on the ratio of federal funds to non-federal/non-federal originated cash, goods, and/or services identified in Exhibit A.
- E. Obligations of the Department are subject to the provisions of Ohio Revised Code Section 126.07, which provides that the Director of Budget and Management must first certify that there is a balance in the appropriation which may satisfy the contractual obligation and are not binding until such time that the Department gives the Subrecipient written notice that funds have been made available to the Department, by the National Oceanic and Atmospheric Administration.
- F. The Department and the Subrecipient mutually agree to perform this Agreement in accordance with the policies and procedures set forth by the Department and the guidelines set forth in the Coastal Management Assistance Grant Program Procedural Guide. Failure to comply with or show sufficient progress in complying with the Department's policies and guidelines may result in the termination of this Agreement.

Ashtabula County Coastal Development Plan State/Local Project Agreement Cont.

- G. Ethics. The Subrecipient by signature on this document, certifies that it: (i) has reviewed and understands the Ohio ethics and conflict of interest laws as found in Ohio Revised Code Chapter 102 and in Ohio Revised Code Sections 2921.42 and 2921.43, and (ii) will take no action inconsistent with those laws. The Subrecipient understands that failure to comply with Ohio's ethics and conflict of interest laws is, in itself, grounds for termination of this Agreement and may result in the loss of other contracts or grants with the State of Ohio.
- H. Executive Order Requirements: The Subrecipient affirms to have read and understands Executive Order 2011-12K issued by Ohio Governor John Kasich and shall abide by those requirements in the performance of this Agreement, and shall perform no services required under this Agreement outside of the United States. The Executive Order is provided as an attachment and also is available at the following website: <http://governor.ohio.gov/ExecutiveOrders.aspx>.

The Subrecipient also affirms, understands, and agrees to immediately notify the State of any change or shift in the location(s) of services performed by the Subrecipient or its subcontractors under this Agreement, and no services shall be changed or shifted to a location(s) that are outside of the United States.

Termination, Sanction, Damages: If Subrecipient or any of its subcontractors perform services under this Agreement outside of the United States, the performance of such services shall be treated as a material breach of the Agreement. The State is not obligated to pay and shall not pay for such services. If Subrecipient or any of its subcontractors perform any such services, Subrecipient shall immediately return to the State all funds paid for those services. The State may also recover from the Subrecipient all costs associated with any corrective action the State may undertake, including but not limited to an audit or a risk analysis, as a result of the Subrecipient performing services outside the United States.

The State may, at any time after the breach, terminate the Agreement, upon written notice to the Subrecipient. The State may recover all accounting, administrative, legal and other expenses reasonably necessary for the preparation of the termination of the Agreement and costs associated with the acquisition of substitute services from a third party.

If the State determines that actual and direct damages are uncertain or difficult to ascertain, the State in its sole discretion may recover a payment of liquidated damages in the amount of zero (0) percent of the value of the Agreement.

The State, in its sole discretion, may provide written notice to Subrecipient of a breach and permit the Subrecipient to cure the breach. Such cure period shall be no longer than 21 calendar days. During the cure period, the State may buy substitute services from a third party and recover from the Subrecipient any costs associated with acquiring those substitute services.

Notwithstanding the State permitting a period of time to cure the breach or the Subrecipient's cure of the breach, the State does not waive any of its rights and remedies provided the State in this Agreement, including but not limited to recovery of funds paid for services the Subrecipient performed outside of the United States, costs associated with corrective action, or liquidated damages.

Ashtabula County Coastal Development Plan State/Local Project Agreement Cont.

Assignment / Delegation: The Subrecipient will not assign any of its rights, nor delegate any of its duties and responsibilities under this Agreement, without prior written consent of the State. Any assignment or delegation not consented to may be deemed void by the State.

- I. The Subrecipient affirms that, as applicable to it, no party listed in Division (I) or (J) of Section 3517.13 of the Ohio Revised Code or spouse of such party has made, as an individual, within the two previous calendar years, one or more contributions totaling in excess of \$1,000.00 to the Governor or to his campaign committees. (Ohio Elections Law)
- J. The Subrecipient will follow federal metadata standards as described at <http://www.fgdc.gov/metadata/csdgm/>.
- K. Final Report Requirements, in addition to those listed in the Procedural Guide (Exhibit B), will include the submission of any final reports or documents developed as a result of this project as follows:
 - 1) two (2) paper copies; and
 - 2) one CD with a complete set of any final reports or documents as Portable Document Format (.pdf) files and as Word (.doc) or Rich Text Format (.rtf) files.

In witness whereof, the parties hereto have executed this agreement as of the date entered below:

APPROVED BY:

STATE OF OHIO DEPARTMENT OF
NATURAL RESOURCES:

Subrecipient

John Watkins, P.E., Chief
Office of Coastal Management
As Designee For:
David Mustine, Director

Ashtabula County Board of Commissioners

By: _____

(Signature)

Name: _____

(Print)

Date _____

Title: _____

Date _____

7/26/11

ACKNOWLEDGMENT OF COMPLIANCE (Non-construction)

Upon acceptance of funds through ODNR's Coastal Management Assistance Grant (CMAG) Program for an Ashtabula County Coastal Development Plan project, the Ashtabula County Board of Commissioners agrees to comply with the responsibilities outlined below.

1. Project Start. You will receive written notification from the Department of Natural Resources, Office of Coastal Management, that your project agreement has been approved and signed. The effective date of the project agreement is July 1, 2011.
2. Non-Discrimination. Discrimination on the basis of residence, including preferential fees, reservations, membership systems, is prohibited. Compliance with federal, state, and local laws pertaining to non-discrimination in employment practices, facility and area use, minimum wages, conflict of interest, solicitations for contract bids, bid awards, etc., will be met at all times. No person will be discriminated against or be excluded from participating in any program or activity on the grounds of race, color, religion, sex, age, military status, disability, national origin, or ancestry.
3. Consultant Contract. The Subrecipient will provide the Office of Coastal Management with a written description of the process used to select the consultant, if any, and a copy of the contract for the consultant's services, including an itemized budget.
4. Required Bid Information. Competitive open bidding is required for contracts and purchases of \$25,000.00 or more, unless provisions of state law waive this requirement. See the Construction and Non-construction Procedural Guide Appendix J for a list of required audit material that must be submitted for all CMAG assisted purchases and/or contracts exceeding \$25,000.00.
5. Review of Drafts. Prior to finalization, any draft plans, studies, reports, videos/DVDs, websites, or publications will be submitted to Office of Coastal Management staff for review and approval.
6. Public Meetings. The Subrecipient will notify the Office of Coastal Management staff at least one week in advance of public meetings related to the grant project.
7. Project Agreement Changes. Any proposed changes to the project agreement must be requested in writing to Office of Coastal Management staff. Significant changes will require prior approval and an amendment signed by both parties. Written requests must be submitted no later than 60 days before the State/Local Project Agreement expiration.
8. Grant Acknowledgment. Any deliverables and the cover or title page of all reports, studies or other documents supported in whole or in part by this grant will include a grant acknowledgment/disclaimer as described in the Construction and Non-construction Procedural Guide.

9. Other Requirements. As a condition of CMAG funding assistance, other applicable program requirements will be outlined in a state/local project agreement.

Peggy Carlo

Local Authorized Agent

Co. Commissioner

Title

Ashtabula County Board of Commissioners

Subrecipient

7/26/11

Date

April 2011

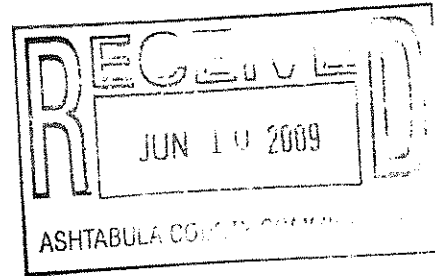
Neighborhood Stabilization Program



Department of
Development

Ted Strickland, Governor
Lee Fisher, Lt. Governor

Lisa Patt-McDaniel, Interim Director



June 8, 2009

TO: The Office of Housing and Community Partnership (OHCP) Grant Award Recipient

FROM: Michael A. Hiler, Office Chief, Office of Housing and Community Partnerships (OHCP)

SUBJECT: Signed Grant Agreement

Enclosed is the copy of the Grantee's signed Grant Agreement, as well as the Notice of Available Funds.

Funds may be drawn for an activity when the environmental review for the entire project is complete and a Release of Funds is received from OHCP. The environmental review should be completed as quickly as possible to avoid possible delays in project implementation.

Special Conditions, if any, must also be satisfied, and if the grant is for Economic Development, a Closing Binder must be completed before any funds can be drawn.

If there are any questions, please contact your OHCP representative at (614) 466-2285.

MAH/ps
Enclosures

**STATE OF OHIO
OFFICE OF HOUSING AND COMMUNITY PARTNERSHIPS**

NOTICE OF AVAILABLE FUNDS

ISSUED IN FAVOR OF: Ashtabula County Commissioners 25 W. Jefferson Street Jefferson, Ohio 44047	GRANT NUMBER: B-Z-08-004-1 AMENDMENT NUMBER
	EFFECTIVE DATE: April 1, 2009
DEPOSITARY ACCOUNT NAME AND/OR NUMBER: Check – Grantee	AMOUNT AUTHORIZED: \$2,149,707
PRIOR AUTHORIZATION: \$0	THIS CHANGE: INCREASE: \$2,149,707 DECREASE:

The amount of this notice of available funds is hereby certified to be drawn against, upon presentation of a properly completed State of Ohio Form DS5, Request for Payment, by the recipient organization whose signatures appear on the State of Ohio Form DS2, Authorized Signature Card or Payment Vouchers, previously or subsequently submitted.

The amount of each Request for Payment paid by the State of Ohio to the recipient organization at a designated depositary shall constitute payment to the recipient organization by the State of Ohio.

I certify that the payments authorized herein are correct and proper for payments from the appropriation of funds legally committed and available for the purpose, when paid in accordance with the terms and conditions cited in regulations and individual grant agreements with the State of Ohio.

6/8/09

Date Certified



Authorized Certifying Officer

Michael A. Hiler, Office Chief, Office of Housing and Community Partnerships

Typed Name and Title

/ps

DS4 (Rev. 3/95) DEV 0118

STATE OF OHIO
SMALL CITIES COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM
COMMUNITY DEVELOPMENT PROGRAM
NEIGHBORHOOD STABILIZATION PROGRAM (NSP) GRANT
CFDA No. 14.228

RECEIVED

JUN 04 2009

GRANT AGREEMENT

CHCF

F.T.I. Number: 346000128

Grant Number: B-Z-08-004-1

This Grant Agreement (the "Agreement") is made and entered into by and between the State of Ohio, Department of Development, located at 77 South High Street, P.O. Box 1001, Columbus, Ohio 43216-1001 (the "Grantor"), and Ashtabula County, located at 25 W. Jefferson Street Jefferson, Ohio 44047, (the "Grantee"), for the period beginning April 1, 2009 and ending May 30, 2013 (the "Grant Period").

BACKGROUND INFORMATION

A. The Housing and Economic Recovery Act of 2008 authorized the creation of the Neighborhood Stabilization Program and has made nearly four billion dollars available to the States and local communities experiencing high rates of foreclosure problems and the risk of property abandonment. The United States Department of Housing and Urban Development ("HUD") has been authorized by the Congress of the United States to make grants to states and certain local communities to stabilize targeted neighborhoods from the effects of foreclosure and declining property values.

B. Grantor, through its Division of Community Development, has been designated and empowered to receive, administer and disburse neighborhood stabilization grant funds for community and economic development activities stabilizing neighborhoods to units of general local government in Ohio, and to provide technical assistance to them in connection with community and economic development programs.

C. Grantee, on behalf of itself and the local jurisdictions listed herein, has submitted to the Grantor an application (the "Application"), which is not attached hereto but is incorporated herein by reference as if fully set forth herein, setting forth a list of activities (individually, a "Project" or collectively, "Projects"), and the Grantor has approved the Project(s).

D. Grantee has entered into a subrecipient agreement with each of the organizations as listed in the Attachment A of this agreement, (individually, a "Subrecipient" or collectively "Subrecipients") effective as of the date set forth therein (the "Subrecipient Agreement(s)") in which Grantee has been designated to act as grants manager and fiscal and reporting agent for the Subrecipient. The Subrecipient Agreements are not attached hereto but are incorporated herein by reference as if fully set forth herein.

NOW, THEREFORE, in consideration of the foregoing and the mutual promises and covenants hereinafter set forth, the parties hereby agree as follows:

STATEMENT OF THE AGREEMENT

1. Award of Grant Funds. Grantor hereby grants funds to the Grantee in the amount of Two Million One Hundred Forty-Nine Thousand Seven Hundred Seven Dollars and no cents (\$2,149,707) (the "Grant Funds"), for the sole and express purpose of providing for the performance of the Neighborhood Stabilization Program (NSP), and shall undertake the Project(s) as listed in Attachment A, "Scope of Work", which is attached hereto and made a part hereof. The award of Grant Funds shall be contingent upon the special conditions set forth in Attachment B, attached hereto, made a part hereof and incorporated herein by reference, which must be complied with in full.

Ashtabula County Port Authority
In-Kind Staff Services for Programmatic Costs
2014 USEPA Coalition Assessment Grant



Ashtabula County Port Authority

91 North Chestnut Street, Jefferson, Ohio

440-576-6069

Mr. Don West
8601 Georgia Avenue, Suite 500
SilverSpring, Maryland 20910

Dear Mr. West:

The Ashtabula County Port Authority is providing this letter to document our commitment to provide in-kind local government staff resources to support implementation of a \$600,000 U.S. EPA Brownfield Coalition Assessment Grant

Specifically, the Port Authority will provide up to 700 hours of staff time (\$24,500 at \$35/hour) to support community outreach efforts and site selection associated with the grant. These services specifically include securing access agreements, preparing reports, leading progress meetings, writing U.S. EPA quarterly status reports, and updating ACRES.

We look forward to this opportunity to make a big difference in our community by cleaning up and redeveloping our brownfields.

Thank you,

Sean Ratican
Executive Director
Ashtabula County Port Authority
Cell: 440-645-8491
Office: 440-576-6069

APPENDIX E

**ASHTABULA COUNTY PORT AUTHORITY COALITION MEMBER
COMMITMENT LETTERS**

Ashtabula County Commissioners
Peggy Carlo, President
Daniel Claypool
Joe Moroski



25 West Jefferson Street
Jefferson, Ohio 44047-1092
(440) 576-3750
Fax: (440) 576-2344

January 21, 2014

Mr. Sean Ratican
Ashtabula County Port Authority
91 Chestnut St.
Jefferson, OH 44047-1123

RE: Letter of Support

Dear Mr. Ratican:

Ashtabula County is pleased to be a partner along with the Ashtabula County Port Authority and the City of Geneva in a coalition that is seeking both USEPA Brownfield Site Assessment grant funds and Revolving Loan Fund grant dollars. The coalition's goal is to have a source of funds to assist in our efforts to perform much needed assessment and remediation of hazardous substances and petroleum compounds within eligible properties in targeted areas throughout the County.

Ashtabula County's 2003 Comprehensive Land Use Plan specifically states that the County should "seek to leverage state and federal assistance and incentives which encourage efforts to redevelop vacant, underutilized brownfield sites." Over the last three years the Economic Steering Committee has prioritized clean-up and redevelopment of brownfield properties as a critical component to the economy of Ashtabula County. Through the Coalition we hope to be able to finally address redevelopment of existing brownfield sites.

The USEPA funds will aid the Coalition in the development of a brownfield property inventory and to provide needed public outreach in the Coalitions brownfield planning efforts. Janice Switzer, Director of Ashtabula County Community Services and Planning, will be available to assist the coalition with public outreach and grant reporting.

As a member of the Northeast Ohio Sustainable Communities Consortium we are committed to utilizing existing infrastructure whenever possible for community and economic development.

We hope the USEPA looks favorably upon the Coalitions application. If there is anything we can do to further this opportunity, please do not hesitate to call us at 440-576-3750.

Sincerely,


Peggy Carlo
County Commissioner


Joe Moroski
County Commissioner


Dan Claypool
County Commissioner



City of Geneva, 44 N. Forest St., Geneva, OH 44041 | 440-466-4675 | 440-466-5027 www.genevaohio.com

Tuesday, January 21, 2014

Mr. Sean Ratican
Ashtabula County Port Authority
91 Chestnut St.
Jefferson, OH 44047-1123

Subject: Letter of Support

Dear Mr. Ratican,

The purpose of this letter is to confirm that the City of Geneva is a partner along with the Ashtabula County Port Authority and Ashtabula County Dept. of Environmental Services in a coalition that is seeking both USEPA Brownfield Site Assessment grant funds and Revolving Loan Fund grant dollars. The coalition's goal is to have a source of funds to assist in our efforts to perform much needed assessment and remediation of hazardous substances and petroleum compounds within several eligible properties throughout the County.

This funding will support the Coalitions efforts to: 1) create redevelopment opportunities by identifying blighted environmentally impaired and underutilized properties; 2) create jobs and economic improvement by helping to assemble land for redevelopment and reuse purposes; 3) ensure the health and safety of residents by conducting environmental studies throughout defined properties of concern.

In addition, the USEPA funds will aid the Coalition in the development of a brownfield property inventory and conduct needed public outreach and involvement in the Coalitions brownfield planning efforts. These actions will strengthen our community by identifying potential environmental risks in our neighborhoods and strengthening the attractiveness of our community while promoting sustainable redevelopment.

We are delighted to be a part of this important environmental and economic initiative for the County.

This is a great community with much growth potential and we hope the USEPA looks favorably upon the Coalitions application. If there is anything we can do to further this opportunity, please do not hesitate to call me at 440-466-4675

Sincerely,

A handwritten signature in black ink, appearing to read "James Pearson", with a stylized flourish at the end.

James Pearson,
Geneva City Manager

APPENDIX F
SPECIAL CONSIDERATIONS CHECKLIST

Appendix 3 Other Factors Checklist

Name of Applicant: Ashtabula County, Ohio Brownfield Coalition - Assessment

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
	Community population is 10,000 or less	
	Federally recognized Indian tribe	
	United States territory	
	Applicant will assist a Tribe or territory	
	Targeted brownfield sites are impacted by mine-scarred land	
	Targeted brownfield sites are contaminated with controlled substances	
	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress	
	Project is primarily focusing on Phase II assessments.	
X	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation	8
	Community experienced manufacturing plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant closures due to bankruptcy or economic disruptions.	
	Recent (2008 or later) significant economic disruption (unrelated to a natural disaster or manufacturing/auto plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
	Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, applicant must attach documentation which demonstrates this connection to a HUD-DOT-EPA PSC grant.	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant	
	Community is implementing green remediation plans.	
	Climate Change	

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